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Housing Element



HOUSING ELEMENT

OF THE

GENERAL PLAN

LAKEPORT AND
LAKE COUNTY, CALIFORNIA

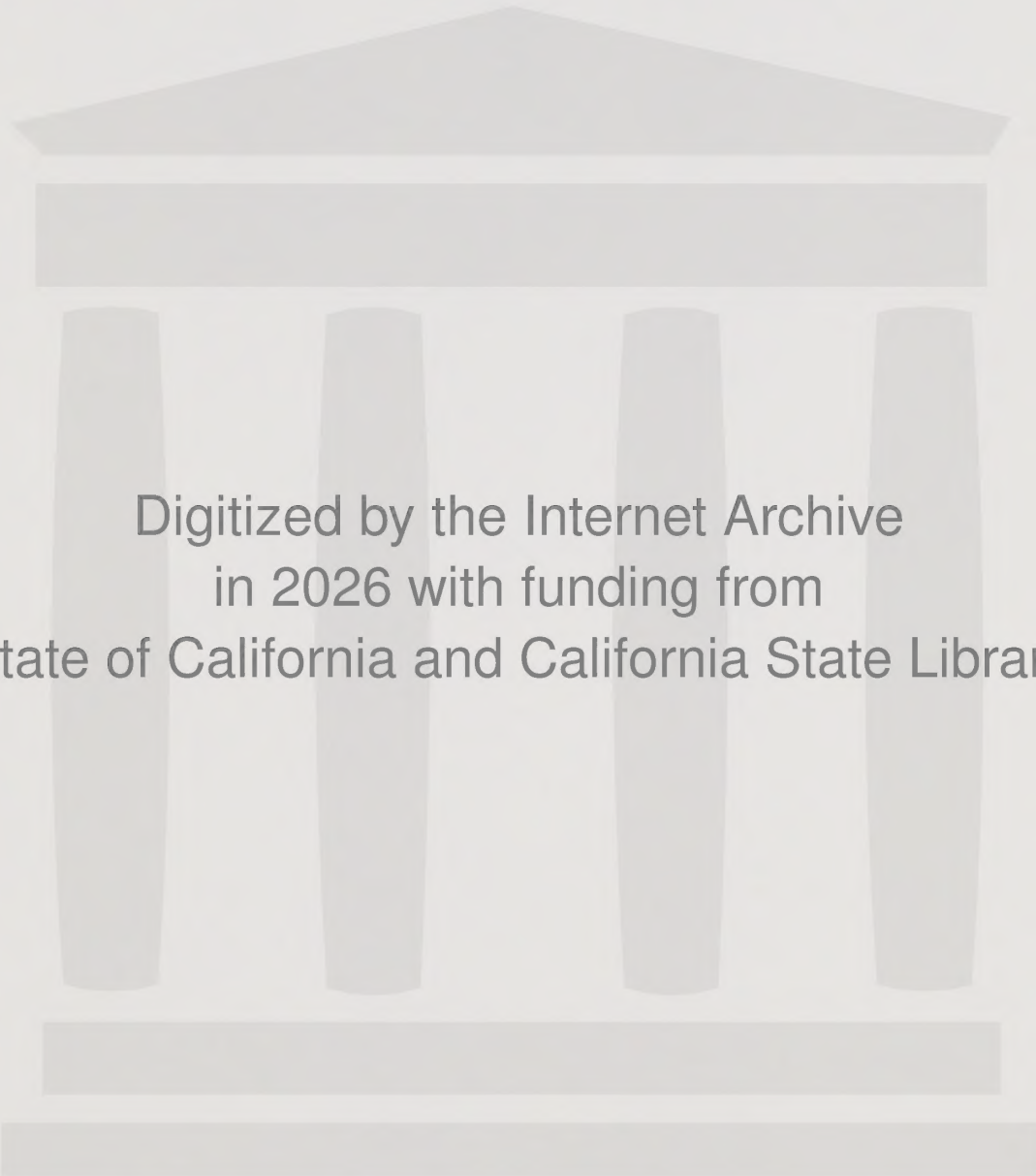
County planning
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Phase II, III



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GOALS, PRINCIPLES,
STANDARDS, OBJECTIVES

GOALS, STANDARDS AND OBJECTIVES

The objectives of the Housing Element of the Lake County General Plan are to establish community-wide housing goals, identify existing housing problems, determine obstacles to solution of housing problems, and endeavor to make adequate provisions for the housing needs of all economic segments of the community.

I. Goals

The housing goals of the communities of Lake County are to provide a full range of housing choices for all economic and social groups without the deterrents of unreasonable cost, location, condition, and design that deprive large segments of the community from needed housing. Providing adequate housing at reasonable costs for all residents of the community need not detract from the physical environment and economic make-up of the community but enhance its appearance and economic functioning through greater efficiency and community involvement.

A. Statements of Principles, Standards and Objectives must be coordinated by the county, its city, and other agencies involved in housing. Objectives must be both immediate (for a four or five year period) and long range (ten to twenty years).

1. Principles.

a. Housing must be provided for and available to all income, ethnic and racial groups.

b. Adequate choice must exist in type of dwelling unit, size, location, and whether to be owned, leased or rented.

c. Vacant urban land and areas in need of redevelopment or renewal should be used for housing in preference to converting more expensive areas or to use raw land in the urban fringes.

d. New techniques to provide housing including such factors as construction, design, flexibility, new materials, and financing should be encouraged as part of the solution to existing and future housing problems.

e. Housing problems transcend municipal and county boundaries, making it necessary that all agencies and jurisdictions communicate and coordinate programs affecting housing and related items.

f. Programs should be encouraged that make best use of existing housing stock through rehabilitation and modernization. Financial inducements and aid programs to benefit both owner and consumer should be developed such as tax benefits for improving housing as opposed to increased assessments.

g. No demolition of existing occupied units should be ordered until replacement units have been secured.

h. Housing plans must relate to other elements of the General Plan such as Transportation, Land Use, and Community Facilities, including sewer, water, streets and other public services.

2. Standards.

a. Community General Plans should include housing standards consistent with housing needs of all segments of the community recognizing factors such as age, income, family, and mobility.

b. Housing standards should be such as to insure decent, safe, and sanitary dwellings of such configuration as to provide for basic needs of the family unit.

c. Environmental standards should be consistent with community goals.

Varying environmental conditions shall not detract from total housing environment to encourage deterioration of neighborhoods or dwellings.

d. Physical improvement standards should be consistent with residential densities and ability of both community and housing consumer to pay.

e. Emphasis on providing dwelling units should not diminish effort on neighborhood or community design or attendant community needs related to housing, such as recreation, open space and education.

f. The relationship of employment, transportation and housing must be recognized so that an inordinate amount of expenditure both by government and the public is not spent on either housing or transportation because of distance between home and work. Communities must provide both employment and housing for their residents consistent with a free choice of opportunity in finding both.

g. Sites for housing for all segments of the housing market must be located and identified for development.

3. Objectives (for a four or five year period)

a. Achieve coordination of housing goals, plans and objectives of county communities making up the housing markets.

b. Stimulate new housing, rehabilitation of existing housing stock and access to housing by the disadvantaged through whatever programs become available.

c. Develop local interest leading to local programs for recognizable housing needs to be satisfied.

d. Specific problem areas that are not indigenous to all counties or metropolitan areas must be provided for as typified by the farm labor and service worker community and the rural population concentrations.

e. Existing agencies and institutions that are capable of action or increased activity toward providing housing or aid in satisfying housing needs must be mobilized to maximum effectiveness.

f. Existing adopted general plans of the city and county must be implemented including the housing element to insure achievement of housing goals both for the total community and the individual community under consideration.

g. Total involvement of all those affected by public and private programs in regard to housing must be included in the planning and implementation of large-scale efforts affecting their future environment.

h. Housing programs including public expenditures must be related to all programs particularly environmental programs and economic development in order to achieve recognized public goals.

i. Review existing policies that relate to housing and its availability to all segments of the community.

j. Encouragement of neighborhood planning and improvement programs in residential areas requiring remedial treatment.

k. The implementation of a Capital Improvement Program, using it as a guide for funding needed public improvements.

l. The establishment of a Technical Aid Program for use by residents seeking advice on the community's housing program.

m. The development of a program offering informational aid to relocated families and help in obtaining decent, stable housing in other areas of the county.

THE HOUSING PLAN

THE HOUSING PLAN

General

The Housing Element of the General Plan is designed to provide Lake County and the City of Lakeport with a comprehensive guide for the development and improvement of its residential areas. The plan is the first step in achieving the primary housing goal of the County - the provision of adequate housing for all racial, ethnic and economic groups. Implementation of the plan will require the development of specific plans, adoption of new legislation, and the institution of new housing programs. The cooperation and interest of citizens, private developers, and affected governmental bodies will be a requisite to the success of the Housing Plan.

The Land Use Element of the General Plan is the guide for the orderly development of land uses throughout the County including the City of Lakeport. That element was developed with due consideration for the relationship of the position of the various land uses. The Housing Element, to be effective, must focus on the individual residential neighborhoods of the City of Lakeport and the County in general. Here the problems and their proposed solutions may be viewed in the proper perspective. The format of this Housing Element, therefore, is primarily based on the residential neighborhood, with secondary emphasis on the residential land use structure of the City and County.

The Housing Plan is preceeded by suggestions for methods of treating various housing problems occurring or foreseen throughout the County. The institution of several housing programs is recommended for implementation of the plan.

METHODS OF TREATING THE PROBLEM

NEW DEVELOPMENT

The development of non-urbanized lands within the City of Lakeport and the development of lands contiguous to already developed lands in the County will be the most productive method of increasing the County's housing stock. Many residential neighborhoods in the City are presently undeveloped; most residential neighborhoods in the County are mostly undeveloped and there are no areas completely urbanized. The majority of the City's population will be housed in these presently vacant areas; nearly all of the County's new population will be housed in or adjacent to established communities or recorded subdivisions.

A well balanced community in any area of the County should contain a variety of residential densities and types; allowing the citizen a choice in the type of housing in which he might wish to live. The traditional single family dwelling is the backbone of Lakeport's residential development, however, in many of the County areas there are considerable numbers of the residential lots developed with mobilehome type housing. The continued use of this traditional housing type would be appropriate in the low density areas of the County, however, new housing concepts such as cluster-garden, and common green projects should also be encouraged. Similarly, townhouses, garden apartments, and condominiums could be used in the higher density areas along with modular and factory built housing.

The City of Lakeport and the County should encourage development of sufficient housing for low and moderate income families in the newly developing areas. The availability of adequate housing with a decent environment is essential to the well-being of these disadvantaged groups and the County at large.

REJUVENATION OF EXISTING DEVELOPMENT

Several methods are available to the City of Lakeport and the County for treating the housing problems in deteriorating neighborhoods or communities. The concepts of conservation, rehabilitation and code enforcement are major methods of treating existing housing problems.

The conservation concept may be applied to neighborhoods or communities which are beginning to show deterioration. This type of treatment is designed to preserve and restore the values and structures in an area before they are in need of replacement. The conservation project would involve the preparation of a Neighborhood or a Community Plan and action programs. Residents would be called upon to repair, paint or remodel their structures when needed. The City of Lakeport or the County would contribute through the installation of needed public facilities and highly important, the provision of technical and financial advice. The objective of the program would be to consider and improve the area for a long period of time.

The rehabilitation program is suggested for neighborhoods or communities which are in a deteriorating condition, but where most of the residential structures are economically repairable. This type of treatment is designed to rejuvenate a neighborhood or a community through the correction of structural deficiencies and removal of unsound, economically deteriorated residential structures. Although this program is similar to conservation treatment, there is generally a greater degree of deterioration and consequently the need for more extensive remedial action. The residents and property owners would contribute to the program through the repair and possible remodelling of structures, bringing them into conformance with the applicable City

and County Codes. The City and County's role would include the installation of needed public facilities and the provision of technical aid and financial advice. The renewal of these areas to a long term, sound condition is the primary objective of the rehabilitation program.

A program of code enforcement would help correct minor deficiencies and prevent the spread of blight in many of the City and the County's residential neighborhoods and communities. This type of treatment not only includes the enforcement of applicable building, plumbing, electrical and housing codes but also includes a periodic review and revision. The support of neighborhood residents should be obtained prior to the institution of such a program.

REMOVAL OF DELAPIDATED UNITS

In several scattered areas throughout Lakeport and in many of the communities throughout the County housing units have deteriorated to a point where they no longer provide safe and adequate shelter. In many cases these units are not economically repairable. In situations such as this the most reasonable solution is clearance of the delapidated units when replacement housing is available.

PROGRAMS FOR ACTION

Implementation of the Housing Plan will require the institution of several programs designed to increase the availability of the County and the City's standard housing stock. The success of these programs will depend upon the cooperation and the participation of the various County and City Departments, the continued efforts of the North Coast Opportunities, Inc., the Local CAP Agency, neighborhood groups and other interested citizens.

NEIGHBORHOOD PLANNING AND IMPROVEMENT

This program would provide the vehicle for the preparation of a detailed neighborhood or community housing improvement plan and courses of action. Interested neighborhood groups could develop Neighborhood Improvement Plans which would concentrate on the improvement of housing in their neighborhoods or in their communities. These would be, basically, conservation and rehabilitation programs. The role of the residents and property owners would be the improvement of individual properties. The City of Lakeport, and the County, would provide the vehicle for improvement and addition of needed public facilities. This program's goal is the achievement of sound residential neighborhoods which will remain stable over a long period of time.

Neighborhood resident initiation and participation is essential to the success of this program. The County, and the City of Lakeport, should provide encouragement and technical aid through the planning and implementation phases. The North Coast Opportunities, Inc. could continue to act as an advisory and coordinating group to assist in these programs.

REMOVAL OF DILAPIDATED STRUCTURES

The existence of dilapidated structures creates a blighting influence on surrounding housing in a neighborhood or community which is generally sound. The program for removal of housing which is in such a deteriorated condition that it is no longer economically repairable should be initiated by both the County and the City. Such a program would require the enforcement of the County and the City's Building and Housing Codes in concentrated problem areas. Programs should be initiated by inspecting, identifying, and posting unsafe buildings as they become vacant. A more concentrated program could be initiated in the future.

HOUSING FOR LOW INCOME FAMILIES

The provision of housing for low and moderate income families will probably require the use of one or more of the various federal subsidy programs. These programs range from indirect subsidies such as FHA Mortgage to direct rental and home purchase subsidies to low income families, available pursuant to the Housing and Urban Development Act of 1968. These programs include the so-called 235 interest subsidized housing designed for families whose incomes are too high to qualify for public housing but who are unable to afford the housing available on the private market. There are also available rent supplement programs. Every 236 rental project is encouraged by the provisions of the Housing Act to apply for rent supplement for 20% of its units. The units certified for rent supplement by FHA are let to families meeting the income requirements of the area.

A 236 subsidy can be applied for by a non-profit sponsor, a limited dividend sponsor, or a cooperative. In addition to such sponsors a private for profit developer may initiate a 235 project. The County and the City's functions in providing housing for the low and moderate income groups then, should be directed toward the sponsoring of a limited number of units and encouragement of non-profit sponsors and private developers to construct the majority of the needed units through one of the available programs. The County and the City's staffs can be a valuable source of technical information about available housing programs for low and moderate income families.

TECHNICAL AID PROGRAM

The technical aid program should be established within the framework of the County and the City organizations. The goal of this program would be to provide County and City residents with resource staffs capable of disseminating information about available housing programs. The program should also include technical aid in the development of neighborhood and community improvement plans, and their coordination with the County and City's adopted General Plan. The staffs of the City and of the County could also provide the coordinating functions between the local governments and other governmental agencies administering the housing programs.

CAPITAL IMPROVEMENT PROGRAM

The future construction and installation of needed public facilities in the residential communities and neighborhoods have been programmed in the County's Capital Improvement Program and should be programmed in the City's Capital Improvement Program. This plan should be reviewed at least annually by the appropriate Planning Commission in order to assure coordination between the County and City's General Plan,

Neighborhood and Community Improvement Plans, and other housing programs.

DEVELOPMENT OF NON-URBANIZED PARCELS

The County should actively promote the development of stable residential neighborhoods on lands in or adjacent to existing communities; the City should actively promote the development of stable residential neighborhoods on lands which are presently not urbanized. These lands should be developed with sound housing, with a good environment. The non-urbanized lands development to be initiated in or near established communities should be developed in accordance with standards of both jurisdictions' adopted General Plan.

In the cases of undeveloped, standard subdivisions, both jurisdictions should encourage their resubdivision to current ordinance requirements. The local government can provide the vehicle for financing public facilities and their installation to contemporary standards.

RELOCATION OF DISPLACED FAMILIES

During the growth and development of the County and the City there will be many times when existing homes will have to be acquired and removed for various reasons. Large public works projects, code enforcement programs, rehabilitation projects, and use of one of the Federal Housing Programs are all examples of development which might necessitate the relocation of families from their existing residence.

Prior to the beginning of any program which would displace families from their homes, provisions should be made for their relocation to standard housing in a stable neighborhood environment, at a price they can afford. This program would involve advice and aid to displaced families in order to help them find decent, adequate

housing within their income limitations. The County, and the City, through a mutual agency, could maintain lists of dwellings available for occupancy and their purchase price or rental rate.

CITIZEN PARTICIPATION

In order to be successfully implemented, any housing plan must reflect the needs and desires of the people for which it has been developed. North Coast Opportunities, Inc., the local CAP Agency, could continue to act as a fact finding and advisory group to assist both the County and City, and to encourage the active support of the County's citizens which should be solicited throughout the housing program. Citizens, individually and in groups, should be encouraged to participate in the development of the housing plan and its implementation.

THE HOUSING PLAN - SPECIFICALLY

The Housing Plan consists of two parts; (1) A map showing the type of treatment required in the various residential communities and areas. "Housing Plan" (2) a map depicting the density of residential development planned for each community or neighborhood, "Land Use Plan Residential". The type of treatment planned for the communities' residential areas ranges from removal of dilapidated structures to construction of new housing in undeveloped areas.

Following is the criteria used to determine the type of treatment planned in each area.

a. Removal of dilapidated units - the identified areas are those in which many of the residential structures are in a dilapidated condition. This treatment is recommended for several areas throughout the County and in the City of Lakeport. The areas where dilapidated units should be removed are indicated on the map entitled "HOUSING PLAN".

b. Rehabilitation - the identified areas are those in which approximately 20% or more of the residential structures are in a dilapidated condition and approximately 20% or more of the residential structures are in a deteriorating condition. Rehabilitation projects are indicated on the map entitled "HOUSING PLAN".

c. Conservation - the identified areas are those in which approximately less than 20% of the residential structures are in a dilapidated condition and approximately 20% or more of the residential structures are in a deteriorating condition. This concept of conservation should be applied throughout many areas in the County and in the City of Lakeport. Specific projects are indicated on the map entitled "HOUSING PLAN".

d. Code Enforcement and Upgrade Environment - The identified areas are those in which at least two environmental deficiencies exist and scattered structural problems were noted. Emphasis should be placed on correcting environmental problems such as inadequate streets, recreation facilities, drainage, adequate sewage, sewerage facilities, etc. The code enforcement program should be used to correct structural problems.

e. New Residential Development - The identified areas are those which are primarily undeveloped or substantially undeveloped at the present time. Construction of these areas should be in accordance with the planned density standards. New residential areas should be developed on an orderly basis. Public facilities, including streets, adequate drainage, adequate sewerage and recreation facilities, specifically installed for the use by the areas' residents should be provided by the developer.

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**Removal Of Dilapidated Units
Replace With New Housing**

New Housing

Rehabilitation - Conservation

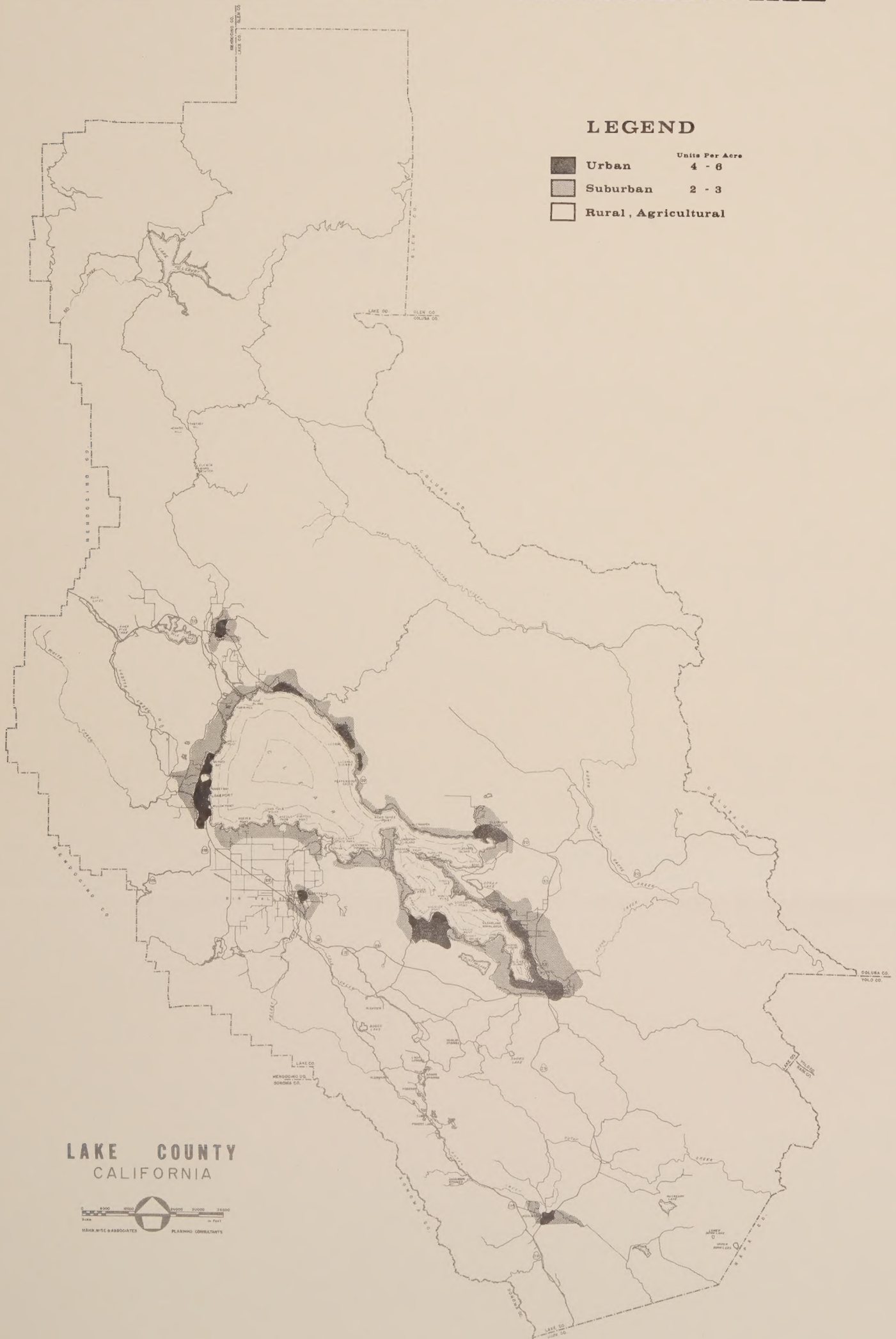
**Code Enforcement -
Improve Environment**



LAND USE PLAN - RESIDENTIAL

LEGEND

	Units Per Acre
Urban	4 - 6
Suburban	2 - 3
Rural, Agricultural	



LAKE COUNTY
CALIFORNIA



ANNUAL WORK PROGRAM

Following is a tentative annual work program designed as an initial step toward the accomplishment of the County and the City's Housing Goals.

Year One

- A. Establishment of a housing authority
- B. Housing authority organization and formation of a work program.

Year Two

- A. Development and implementation of a Capital Improvement Program.
- B. Institution of aid to displaced families program.
- C. Start preliminary planning for a pilot community or neighborhood planning and improvement project.

Year Three

- A. Intensification of existing program for removal of dilapidated residential structures.
- B. Institution of a concentrated code enforcement program.
- C. Establishment of a technical aid program.

Year Four

- A. Proceed with pilot community or neighborhood planning and improvement program.
- B. Start planning for pilot rehabilitation or conservation program.

Year Five

- A. Proceed with pilot rehabilitation or conservation program.

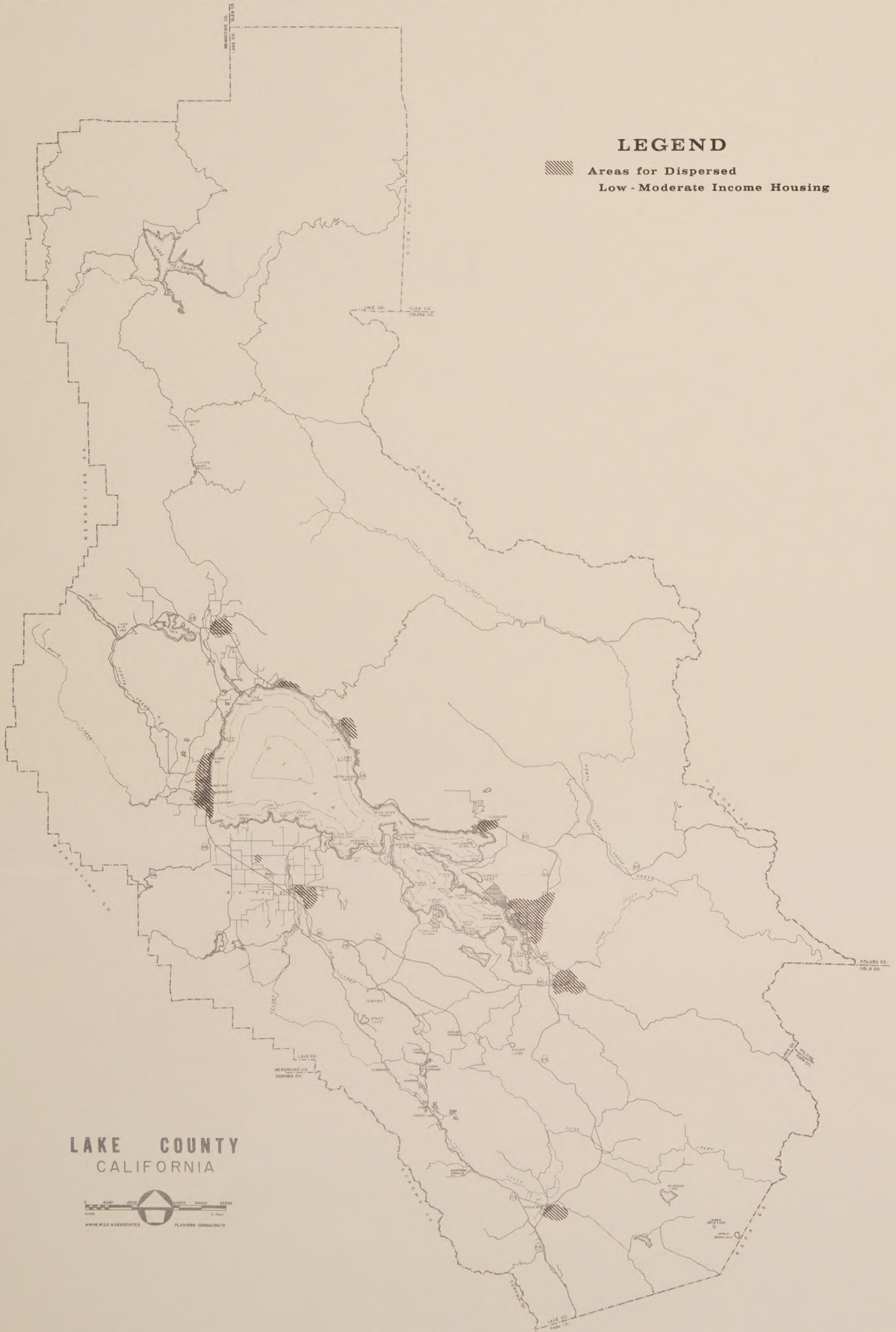
RECOMMENDED AREAS FOR HOUSING OF LOW AND MODERATE INCOME FAMILIES

The potential sites for housing of low and moderate income families are spread throughout the County and the City of Lakeport. Areas for potential development are indicated in general fashion on the following maps. The intent is too spread these families throughout the areas of the County which are established communities or recorded subdivisions.

LOW - MODERATE INCOME HOUSING

LEGEND

 Areas for Dispersed
Low - Moderate Income Housing



LAKE COUNTY
CALIFORNIA



CONCLUSION

With the adoption of this element the County and the City of Lakeport will be equipped with a tool which offers guidance and direction toward solution of the County and the City's housing problems. Only with active and effective implementation will the County and the City's goals and objectives be achieved. This will require the concerted effort of the citizens, the respective legislative bodies, various advisory groups, and the County and City staffs. With the cooperation of all those involved, the problem can be solved.

As with other elements of the General Plan, the Housing Element should be periodically reviewed and revised to reflect changing conditions. The many surveys and their attendant projections should be periodically updated to determine the County and the City's progress toward reaching the objectives and goals stated herein.

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BASIC STUDIES
AND
INFORMATION

EXISTING HOUSING CONDITIONS AND GENERAL AREAS OF SUBSTANDARD HOUSING AND PUBLIC FACILITIES.

The maps following indicate areas where there are substandard areas or neighborhoods, substandard or deteriorating housing.

The total number of housing units in the County, including "second homes", cabins, etc. is 12,281 permanent housing units and approximately 4,000 trailer and mobilehome units. Over 55% of the total number of housing units are second homes. Over the nine year period, from fiscal year 1961-62 to fiscal year 1970-71, the County's net housing stock increased over 2,279 units; and the City of Lakeport's housing stock increased over 200 units.

As stated above, the majority of the increase in housing stock particularly in the unincorporated areas has been for second home development. The County's population has increased from 13,786 persons to a preliminary census count of 18,816 persons in 1970.

Also indicated are the following: Communities without water supply systems; areas without adequate private water supply, critical sewage areas; sewerred areas and finally, areas with relatively high densities having substandard roads.

The number of housing starts in the County and the City of Lakeport from fiscal year 1961-62 to fiscal year 1970-71 follows:

HOUSING STARTS 1961 - 1970

<u>Fiscal Year</u>	<u>No. of Units County</u>	<u>Total Permits Value (1)</u>	<u>Lakeport No. of Units</u>	<u>Value</u>
1961-62	180	\$2,460,490	26	\$258,000
1962-63	290	4,660,654	29	355,000
1963-64	367	5,865,565	41	577,706
1964-65	340	5,966,642	29	345,079
1965-66	297	5,364,467	24	455,414
1966-67	178	3,656,950	10	217,563
1967-68	256	4,237,556	12	232,961
1968-69	180	2,436,125 (3)	5	79,223
1969-70	127	1,710,003 (3)	9	174,025
1970-71 (4)	64	849,629 (3)	8	155,722

(1) All types of structures

(2) In the years 1967-68 there were permits issued for 265 mobilehome units and in 1968-69 there were 323 permits issued; 1969-70 there were 312.

(3) Residential only.

(4) To October 1, 1970

CONDITION OF HOUSING

In 1960 the condition of existing housing in the County and the City of Lakeport was inventoried by enumerators conducting the U.S. Census. The condition of each dwelling unit within the City Limits was rated by the enumerator according to the standard definitions used by the Bureau of the Census. Housing condition definitions used in that census are:

Sound: Housing which has no defects, or only slight defects which normally are corrected during the course of regular maintenance.

Deteriorating: Housing needs more maintenance than would be provided in the course of regular maintenance. Such housing has one or more defects of an intermediate nature that must be corrected if the unit is to continue to provide safe and adequate shelter.

Dilapidated: Housing which does not provide safe and adequate shelter and in its present condition endangers the health, safety, or well-being of the occupants. Such housing has one or more critical defects; or a combination of intermediate defects in sufficient number or extent to require considerable repair or rebuilding; or of inadequate original construction. The defects are either so critical or so widespread that the structure should be extensively repaired, rebuilt, or torn down.

Of the total number of dwelling units existing in the County and in the City of Lakeport in 1960, 4,000 were judged to be of sound condition or economically repairable. About 10% were considered uneconomical to repair; in a dilapidated condition.

A survey of existing land use, taken during the year 1970, revealed a total dwelling unit count of 10,386 dwelling units within the urbanizing areas. (Including mobilehomes, etc.)? , etc.

The building condition classification system used in the inspection program is similar to that used in the U.S. Census, but the gradation is more detailed. Each building was graded according to the following categories:

A.	Very Good	New and well maintained buildings
B.	Good	Older buildings well maintained and new buildings in need of paint or minor maintenance.
C.	Fairly Good	Well maintained building except that one significant deficiency was observed which should be corrected.
D.	Fair	Deteriorating buildings which need repairs to provide reasonable standards of habitation.
E.	Fair to Poor	Buildings with significantly greater deficiencies than "D" but still economically repairable.
F.	Poor	Buildings in advanced stage of deterioration or with major structural deficiencies so as to be incapable of economic repair.

Grade "A" and "B" are considered similar to "Sound" classification used in the U.S. Census. The Bureau of Census' definition of "Deteriorating" structures is roughly parallel to Grade "C"- "E". Grade "F" is approximately the same as the "Dilapidated" category used in the Census.

In 1970 the number of dwelling units identified as substandard (Grade "E" and "F" was about 5%⁽¹⁾ of the total housing stock. The estimated population living in dilapidated housing structures in 1970 was approximately 1172. The housing stock which was considered to be of good or repairable condition in 1970 totalled⁽²⁾ 9214 developments. This is a net increase of about 2200 units since the fiscal year 1961-62 to October 1970. It should be kept in mind, however, that a high percentage of the units are classified as "second home" dwelling units. There are, in addition to the dwelling units some 4000 mobilehome units located in the County.

The maps on the following pages graphically illustrates the condition of existing houses in the various neighborhoods and communities in the County and in the City of Lakeport. The number of residential structures which have been graded by the Health Department, Building Department and the Assessor's Office are indicated for each neighborhood and the percentage of dwellings in each condition (Sound, Deficient and Dilapidated) is identified.

(1) However, in the Clear Lake Basin approximately 10% of the dwelling units are substandard.

(2) Including mobilehomes.

EXISTING HOUSING CONDITIONS

LEGEND

HOUSING CONDITIONS



Standard
Conservation Feasible
Conservation Questionable
Substandard

Number of Residential Units	
Standard	8,251
Conservation Feasible	963
Conservation Questionable	246
Substandard	926
Total 10,386	

ENVIRONMENT CONDITIONS (IN DEVELOPED AREAS)

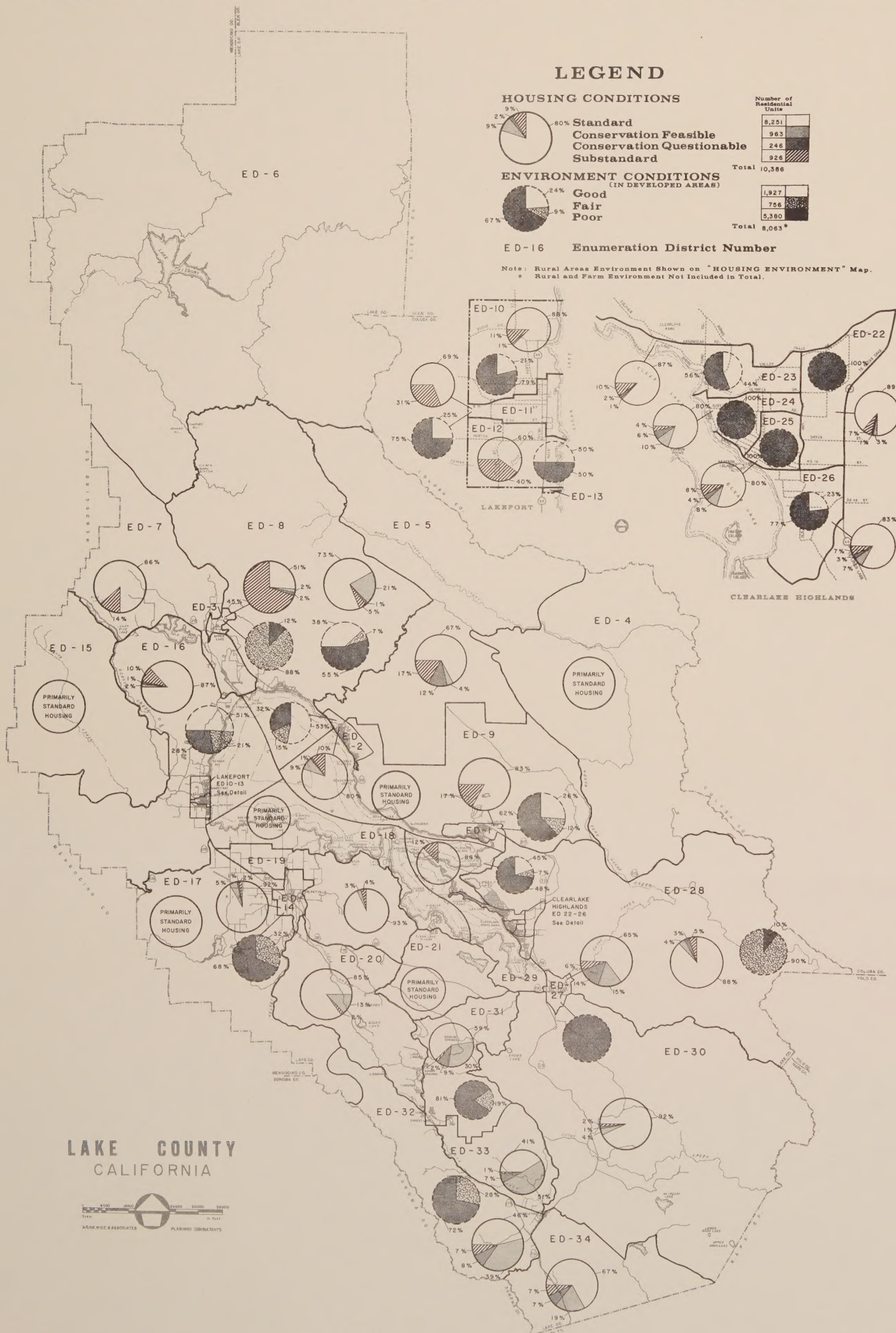


Good
Fair
Poor

Number of Residential Units	
Good	1,927
Fair	766
Poor	5,380
Total 8,063*	

ED-16 Enumeration District Number

Note: Rural Areas Environment Shown on "HOUSING ENVIRONMENT" Map.
* Rural and Farm Environment Not Included in Total.



LAKE COUNTY
CALIFORNIA



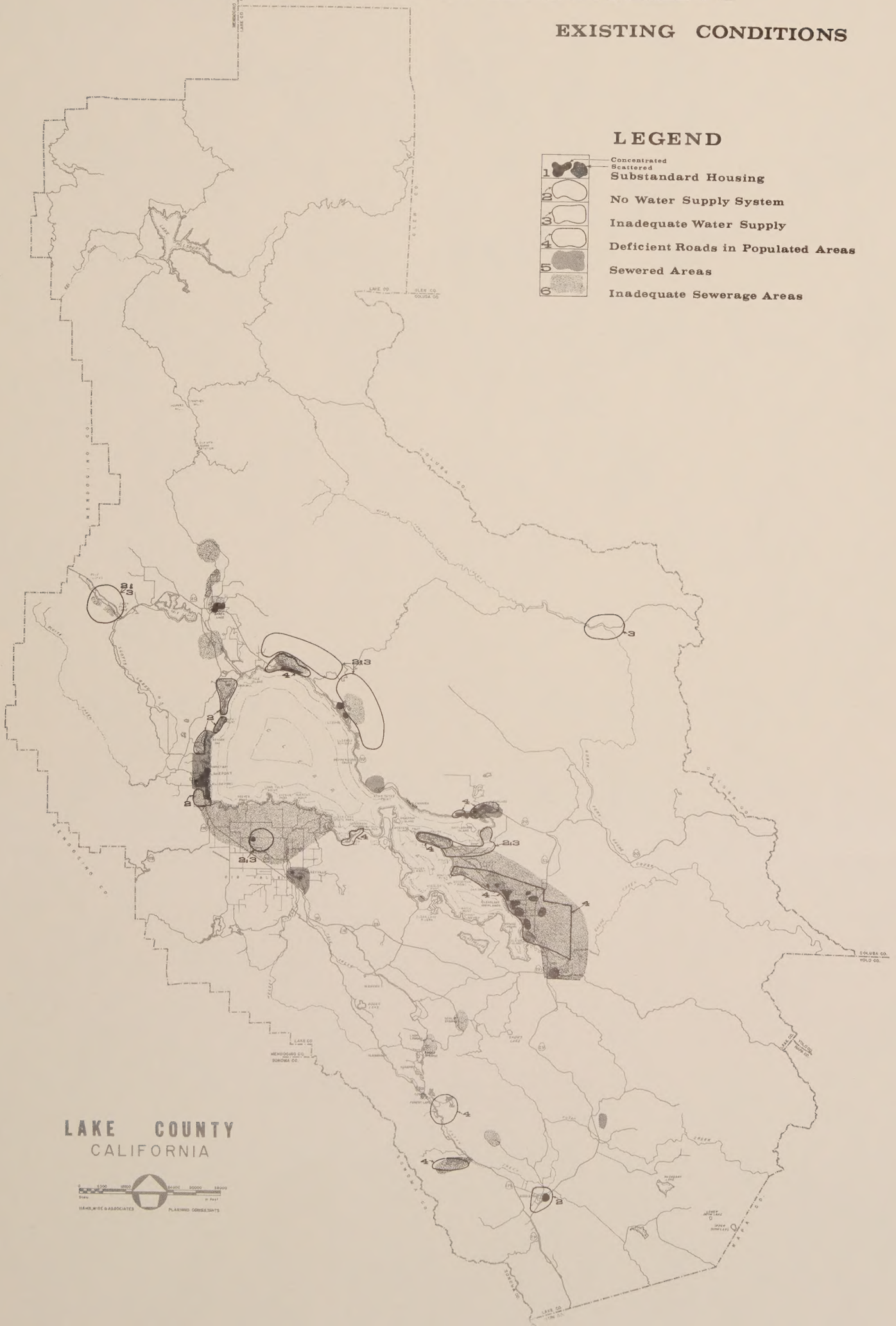
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HOUSING - ENVIRONMENT

EXISTING CONDITIONS

LEGEND

- | | |
|---|------------------------------------|
| 1 | Concentrated |
| 2 | Scattered |
| 3 | Substandard Housing |
| 4 | No Water Supply System |
| 5 | Inadequate Water Supply |
| 6 | Deficient Roads in Populated Areas |
| 7 | Sewered Areas |
| 8 | Inadequate Sewerage Areas |



LAKE COUNTY
CALIFORNIA



HARRIS ASSOCIATES PLANNING CONSULTANTS

COUNTY INCOME CHARACTERISTICS

Median family income has only been about two-thirds of the State average - \$4,438 in 1960 as compared with a statewide average of \$6,726. In 1965 median family income in Lake County increased to \$6,641 vs. the statewide average of approximately \$9,500.00.

Lake County's family income groupings in 1967 are also short of state averages:

<u>Income Group (Family)</u>	<u>Lake County %</u>	<u>California %</u>
\$0 - \$ 2,500	36.2	16.8
\$ 2,500 - \$ 4,000	17.7	12.3
\$ 5,000 - \$ 7,000	24.6	29.3
\$ 7,000 - \$10,000	10.1	16.5
\$10,000 - Up	11.4	26.1

SOCIAL ENVIRONMENT

To a large extent the social environment of Lake County is a vector of the other two environmental factors, its physical problems and its economic problems. Although development standards are relatively minimal now, for many years there were no standards at all - no codes, no ordinances. Much of the county is still in an unclassified zone, allowing any type of development that is not otherwise illegal. There is no substantial and year round employment base. The economy of the county is subject to exploitation in that the dollars spent by the buyers of real estate within the County thereupon leave the County to be collected by "outside" developers. Private builders are also hampered by the lack of a substantial trained local labor force.

All this has resulted in great imbalances of income and age groupings. There is a lack of opportunity for minority groups - and these groups include young adults and dependent oldsters, as well as racial minorities.

This lack of opportunity, and general economic imbalance, can be corrected to some extent by normal population growth, if realistic standards are set for all development; if property values are stabilized by planning and zoning; and if employment opportunities are created by this growth and by an economic development program which is fit into a General Plan and based on realistic economic examination.

OBSTACLES - GENERALLY

The main obstacle to the solution of Lake County's problems is, put simply, the lack of money. Legal controls, such as zoning and subdivision ordinances, and building codes, can be applied to prevent physical problems from worsening, or recurring. An economic development program can help to find jobs and to widen the tax base. But hard cash is needed to solve the problems which now exist - water pollution, sewerage systems, flood damage, and the lack of clean water for balanced residential, industrial and agricultural growth - and to help form a stable base for future growth. Money is needed for both long and short range planning, for administration, for construction, and for the financing of private ventures.

A secondary obstacle to problem - solving is the lack of community involvement. This is being overcome by a growing awareness of an interest in the planning and zoning program itself, and by the interest generated by the concurrent OEDP Program. Both these programs find a point of common interest and effort in the preparation of an economic survey, which is basic to both the planning process and to the economic development program.

PROJECTION OF FUTURE HOUSING NEEDS

As Lake County's population growth continues the need for additional housing will become more pressing. The average growth rate of available housing units from 1960 to 1970 is approximately 2% per year. This is considerably lower than the 3.3% annual rate of population increase. The estimated projections are as follows:

City of Lakeport

<u>Year</u>	<u>Population</u>	<u>Units Needed</u>	<u>Available Units</u>	<u>Additional total for period (2)</u>	<u>Units needed cumulative total</u>
			(1)		
1965	2,747	1,018	1,128		
			(1)		
1970	2,848	1,054	1,314		
1975	3,100	1,148		152	152
1980	3,500	1,300		217	369
1985	4,000	1,480		230	599
1990	5,000	1,850		315	914

(1)

Includes trailer units and motel units

(2)

To hold the same ratio of second home and replace poor or dilapidated structures.

Lakeport Planning Area (Todd Road north to Hill Road and Highway #29
and Hill Road Junction).

<u>Year</u>	<u>Population</u>	<u>Units Needed</u>	<u>Available Units (1)</u>	<u>Additional total for period (2)</u>	<u>Units needed cumulative total</u>
1965	3,800	1,407	1,590		
1970	4,400	1,630	1,657		
1975	5,000	1,850		300	300
1980	5,700	2,110		375	675
1985	6,200	2,340		330	1,005
1990	7,100	2,800		780	1,785

(1)
85% occupancy of available housing due to second homes, trailer spaces, motels. Add about 45% more units to provide second homes for occupancy in peak seasons.

(2)
45% added to hold present ratio of permanent homes to second homes.

Lake County - Total

Year	Population	Units Needed	(1) Available Units	Additional Total for Period	Units Needed Accumulative Total (3)
1965	17,200		11,204		
1970	18,816		(2) 12,306		
1975	21,000	8,400		(4) 2,150	2,150
1980	23,000	9,200		(4) 2,070	4,220
1985	30,000	(2) 12,000		4,000	8,220
1990	36,000	14,500		3,625	11,845

(1)

There were 1201 mobilehome units in the County in 1965; since 1965 approximately 1000 additional units are located permanently in the County.

(2)

This includes approximately 2500 mobilehome units.

(3)

Displacement housing for substandard units; also 45% are needed units to provide same percent of second homes to permanent homes as exists at present.

(4)

Includes 600 replacement units by 1975 and 570 units by 1980 for substandard housing and housing units which are deemed uneconomical to repair and bring up to code.

IDENTIFICATION OF HOUSING PROBLEMS

A. Substandard Housing

Although the present supply of dwelling units is sufficient to house the population of the County's permanent population, there are many families living in substandard structures which are either deteriorating or dilapidated. The large proportion of below standard housing is a primary problem in the County.

B. Growth Rate of Housing Stock

The slow growth rate of housing stock is a problem of considerable magnitude. The net increase in the number of sound housing units (not including mobilehomes) from 1961-62 to 1969-70 was 2279 units, (over one-half are second homes, and not available for permanent housing) which barely kept pace with population growth and did nothing toward replacement of substandard units. A substantial increase in housing starts will be required to meet population pressures and replacement of substandard housing units.

C. High Percentage of Low Income Families

The housing problem in Lake County is amplified by the relatively large percentage of families with low incomes. It is estimated that over 53% of the families living in Lake County make \$4,000 or less annually, because of the large percentage of retired families. These families are effectively unable to purchase the average standard dwelling without some outside aid.

D. Cost of Sound Housing, and the price of land, have been rapidly increasing over the past few years. Inflation and the present high cost of borrowing money has drastically increased the purchase price of standard dwellings. This growth of housing costs has been similar throughout the State. Conversely, the growth of income

in Lake County has not kept pace with the average in California. Growth of the median family income in Lake County is substantially lagging behind that for the State as a whole. This combination of high, and rapidly increasing, purchase prices plus relatively low incomes has resulted in the elimination of many families from the existing market for sound housing.

A similar situation exists in the rental sector of the housing market. Rents have been increasing at a rate of approximately 5% per year throughout the State. The recent reduction in residential construction activity has resulted in demand which is substantially greater than the available supply of both single family and multiple family dwellings. This situation has caused rents to continually increase at a rapid rate. As indicated above, the growth of family incomes has not kept pace with increasing rents and dwelling purchase prices.

E. Environmental Factors

The environment, and availability and adequacy of public facilities play very important roles in the residential neighborhood. The provision of well paved streets with curbs, gutters, and sidewalks, sewers and drainage facilities of sufficient capacity, and properly located parks, improve older neighborhoods and stabilize new ones. The proper location of residential areas with respect to heavier land uses has a significant bearing on the environment.

In many cases, streets in several of Lake County's established neighborhoods are not paved sufficiently or are of substandard width. Curbs, gutters, and sidewalks have not been installed in various locations throughout the area. Although adequate street facilities have been constructed in some of the newer residential areas, the problem of obtaining funds for repair, reconstruction, or improvement

of streets in established neighborhoods still remains. Only limited funds are available each year for the improvement of these facilities. In most cases, residents of the existing neighborhoods would be unable to bear the cost of these improvements if special assessment proceedings were used.

Inadequate sewage, water and storm drainage collection systems present problems in many residential sections of the County. Here again, the major trouble spots are found in the older communities; however, improved drainage structures are almost entirely absent throughout the County.

OBSTACLES PREVENTING SOLUTION OF HOUSING PROBLEMS

Problem: High Percentage of Substandard Housing.

Obstacles
Preventing
Solution:

- A. Insufficient family income available to finance improvements needed to bring the dwelling up to current standards. Many substandard houses are occupied by low and moderate income families and those with fixed incomes.
- B. High cost of borrowing money for improvements. Today's high interest rates and the availability of money discourages many homeowners who, otherwise, would be actively improving their homes.
- C. Current property tax laws penalize the homeowner for making improvements. Assessments are lower on substandard structures.
- D. Residents may be unaware of programs available for use in upgrading their homes and neighborhoods.
- E. Local resistance to participation in Federally-sponsored programs. In many cases, restrictions attached to Federal programs discourages their use.
- F. There is a lack of coordinated effort, encouraging home and neighborhood improvement. The needed encouragement to rehabilitate deteriorating structures has not come from the County or City.
- G. Latent neighborhood leadership has not been developed. Citizen participation and leadership is essential to the success of a rehabilitation or conservation program.

- H. County and City policy discourages the unwilling relocation of families out of substandard houses. Removal of dilapidated structures must be pursued after they have been vacated.

Problem: Slow Growth Rate of Housing Stock

Obstacles
Preventing
Solution:

- A. New construction is discouraged by present high interest rates and limited availability of mortgage capital.
- B. Private investment in construction of new housing for low and moderate income families is not very lucrative. Investment in other areas where higher incomes are found is more profitable.
- C. Public housing and other Federally-sponsored programs, in many instances, preempt local control and are consequently unpopular.
- D. The rising costs of land and building prevents the construction of new housing units for families of low and moderate incomes.

Problem: High Percentage of Low Income Families

Obstacles
Preventing
Solution:

- A. Sole dependence upon one type of industry (agriculture) can result in a narrow range of available jobs and corresponding limitations on salaries. In Lake County the wage rate is relatively low.
- B. High seasonal unemployment, characteristic of areas dependent upon the agricultural industry, is a major contributing factor to the large number of low income families.

Problem: Increasing Cost of Sound Housing.

Obstacles
Preventing
Solution:

- A. Inflated, speculative land costs make up as much as one-third of the total housing costs. Increasing land costs without corresponding increases in assessments encourages speculative holding of undeveloped parcels.
- B. The existing property tax structure discourages improvements by homeowners and landlords.
- C. Generally, builders and unions have resisted innovations in construction techniques, design, and materials. Traditional methods of construction contribute substantially to increasing costs.
- D. As the supply of available housing decreases in relation to the demand, the price is forced higher. An insufficient amount of housing is a major factor contributing to the increasing cost.
- E. The cost of labor and materials have been increasing rapidly over the past few years. These added costs must be borne by the purchaser or renter.

Problem: The Provision of Adequate Public Facilities and a Good Environment.

Obstacles
Preventing
Solution:

- A. Property owners are either unwilling or financially unable to bear the cost of public neighborhood improvements; the conventional methods of financing improvements would, in many cases, be rejected by the residents.

- B. The reluctance of County residents to approve General Obligation Bond financing for public facilities will be a continuing problem.
- C. The County's property tax base is insufficient to produce revenues necessary to finance the addition or replacement of public facilities.
- D. The absence of organized programs designed to encourage the improvement of neighborhood environment.

ACTION UNDERWAY TO IMPROVE HOUSING AND PUBLIC POLICY

The County of Lake enacted a Zoning Enabling Ordinance in 1958. Since that time many Zoning Districts have been added, and there has been some refinement in the administrative procedures. The City of Lakeport enacted a Zoning Ordinance in 1960. These two ordinances make the basic separation of land uses into residential, commercial, agriculture and industrial. However, both ordinances need refinement in the way of additional districts and additional regulations for the promotion of recreation open space, scenic area controls, and planned unit development. A new County ordinance is now under study which incorporates provisions for new concepts.

A. The County enacted a Subdivision Ordinance in 1961. The specifications on subdivision improvements were extensively revised and strengthened in 1965. The City of Lakeport adopted a new Subdivision Ordinance, regulating all divisions of land, early in 1967. The County Ordinance is again under study to add possible controls on planned unit development, hillside subdivision, scenic and recreation areas, and individual lot splits.

B. In January of 1967, the County of Lake and the City of Lakeport entered into a joint agreement to finance the preparation of General Plan Studies on Land Use, Circulation, Parks and Recreation, and a basic Economic Survey. These planning studies resulted in a joint statement of long range development policies, and provided a framework for short range decision on zoning and subdivision matters. In addition, the Park and Recreation Plan is intended to qualify the County for its share of funds under the 1964 State Park Bond Act measure.

C. County and City have received a Federal Planning Grant ('701') to aid in financing a General Plan of Public Services and Facilities, for both the City and the County, aimed at providing a guide for both short and long range improvements to:

Water supplies, sewage disposal systems, drainage systems, garbage disposal sites;

Improve quality of the water in Clear Lake, by the reduction of pollution, particularly the further addition of nutrient material;

Control of urban and suburban sprawl, caused by present domestic wells and septic tank practices.

It is expected that the completion of this planning element will result in the preparation of more detailed plans, and construction of specific water and sewer improvements in the urbanized areas of both the city and the county.

D. The County is also preparing a study of transportation, including airports, and for the preparation of a Capital Outlay Program covering the next twenty years. This Capital Outlay Program will cover all of the items of public buildings, streets and highways, sewerage, water, drainage, parks and recreation, and other capital items which are adopted as a part of the General Plan Program.

E. Both the County of Lake and the City of Lakeport have active Planning Commissions. As of March, 1967, a Countywide Coordinating Committee has been formed to prepare an overall economic development program following the provisions of the Area Redevelopment Act.

The present planning program will have the advice and support of a Countywide, continuing Planning Advisory Committee. This Committee will play an active part in maintaining the General Plan and its supporting elements, and in helping to determine when new elements should be added to the planning program.

F. County Action. The County's effort is to assess housing needs and conditions, formulate programs public and private, and coordinate the efforts of the City with County actions in order to maximize the efforts of both. This is the substance of the housing element of the County General Plan.

1. North Coast Opportunities, Inc., the local C.A.P. Agency, has established a fact finding and advisory group to assist the County and City in the initiation of a coordinated joint housing element for both incorporated and unincorporated portions of the County. The Board of Supervisors is represented on the governing body of the C.A.P. Agency.

2. Housing Element preparation required a survey of housing conditions and necessitated significant expenditure of County Funds and Labor. From this effective action programs will be implemented.

G. The County and the City has not begun or has it maintained housing or related programs through workable programs, urban renewal, neighborhood improvement programs, and land use planning. An inventory of programs and housing element contributions follows. The City of Lakeport has a congress for community action (non-profit) to assess and develop long range plans for community betterment.

In conjunction with the preparation of the Housing Element of Lake County and the City of Lakeport, the Board of Supervisors has directed the County Road Department to inventory and assess road deficiencies with particular emphasis being placed on dwelling unit densities in order to correct environmental problems inherent in poor development.

Also underway are programs to improve or provide public facilities and services based on the recently updated Land Use Element of the General Plan and the densities set out therein.

PREVAILING MORTGAGE AND RENTAL RATES

This study was conducted so that the cost of housing in Lake County might be compared to the income of the County's residents in order to determine the ability of the citizens to purchase or rent existing housing. The income characteristics of the community were outlined above. The estimated monthly cost of purchasing or renting a dwelling in the County is analyzed below.

In order to determine the ability of a purchaser to buy a home in Lake County, the total monthly cost must be computed. Many variables affect the monthly payment and, consequently, make accurate estimates very difficult to obtain. However, for the purpose of this study, it seems valid to compute the monthly payment of a "typical" existing and new house in the County. This hypothetical example will give an indication of the price range of housing at this time.

Table A. shows the estimated monthly cost to purchase an existing single-family dwelling in the County. Local real estate brokers indicate that the approximate minimum selling price of 2-bedroom, 1-bath homes, from 15 to 20 years old, is about \$11,000 to \$12,000. Closing costs would add about \$175. to the selling price. Assuming that the purchaser could obtain a loan with a 10% down payment, the required loan would then be slightly over \$10,000.

Interest rates are presently subject to extreme fluctuations, varying almost from day-to-day. The time period over which the loan is to be amortized also varies. For this example, a 25 year time period was chosen as "typical" and the loan payments were computed for 6½%, 7½%, and 8½% interest rates.* Property taxes, homeowners, and mortgage insurance vary primarily with the value of the property and improvements.

*At the present, interest rates are even higher than 8½%.

The monthly payment needed to purchase this hypothetical house in Lake County would range from about \$98.00 to \$111.00.

A second example (see Table B) was computed to determine the monthly payment needed to buy a newly constructed house in the County. Again a 2-bedroom, 1-bath "typical" house was used. Local real estate brokers estimate that this type of house would sell for about \$20,000. After closing costs and an assumed 10% down payment, the required loan would be slightly more than \$18,200. The total cost per month would then range from \$178. to \$202.

Standards for the portion of a family's income which should be spent on housing are recommended in the Housing and Urban Development Act of 1968. That law suggests that the monthly payment under the mortgage for principal, interest, taxes, insurance, and mortgage insurance should not exceed 20% of the family's income. Referring to the examples cited above, an annual family income of from \$5,900 to \$6,700 (depending upon terms of the loan) would be needed to purchase an \$11,000. home. In order to buy a \$20,000 dwelling the family would have to have an income of from \$10,700 to \$12,100 each year. These standards might seem unusually restrictive, but they are geared to the lower income group which must meet several other expenses with their limited income.

Rentals in the County also vary considerably. The rent charged for the older, \$11,000 house, might start at about \$100.00 per month. The new house might command a rent of \$175.00 or higher. Apartments start at about \$100.00 for a well maintained, modern unit. Older, small deteriorating units start at \$75.00.

The Housing and Urban Development Act of 1968 recommends that monthly rent payments should not exceed 25% of the renter's family income. Based on this standard, an annual family income of from \$6,000 to \$9,000 would be needed to afford a rental house in the County.

ESTIMATED MONTHLY COST TO PURCHASE AN EXISTING SINGLE-FAMILY DWELLING*

TABLE A.

COUNTY OF LAKE

Purchase Price	\$11,000
Closing Costs (Title Insurance Inspection Fee, Recording Fee)	<u>175</u>
Cost to Buyer	\$11,175
10% Down Payment	<u>- 1,118</u>
Required Loan	\$10,057

	Interest Rate		
	<u>6½%</u>	<u>7½%</u>	<u>8½%</u>
Mortgage Payment (25 year loan)	\$68	\$74	\$81
Property Taxes	\$22		
Homeowners Insurance	4		
Mortgage Insurance	4		
Total Monthly Payment	<u>\$98</u>	<u>\$104</u>	<u>\$111</u>

*Hypothetical 2-bedroom, 1-bath house, 5 to 10 years old at time of purchase.

ESTIMATED MONTHLY COST TO PURCHASE A NEW SINGLE-FAMILY DWELLING*
TABLE B.

COUNTY OF LAKE

Purchase Price	\$20,000
Closing Costs (Title Insurance, Inspection Fee, Recording Fee)	<u>230</u>
Cost to Buyer	\$20,230
10% Down Payment	<u>- 2,023</u>
Required Loan	\$18,207

		Interest Rate		
		<u>6½%</u>	<u>7½%</u>	<u>8½%</u>
Mortgage Payment (25 year loan)		\$123.	\$135.	\$157
Property Taxes	\$39.			
Homeowners Insurance	8.			
Mortgage Insurance	8.	_____	_____	_____
Total monthly payment		\$178.	\$190.	\$202.

*Hypothetical 2-bedroom, 1-bath house, new at time of purchase.

CURRENT PROGRAMS

Planning and Actions Leading to the Solution of Housing Problems.

The County of Lake is currently seeking solutions to the housing problems through the following existing programs and action.

- A. Updating the General Plan for community development.
- B. The preparation and adoption of a Housing Element, Transportation and Public Services and Facilities Element of the General Plan. Preparation of a Capital Improvement Program.
- C. Updating of the Zoning and Subdivision Ordinances with provisions for permitting new concepts.
- D. Posting and occupancy prohibition of dilapidated residential structures.
- E. Establishment of a continuing program for review and updating of the General Plan (including the Housing Element) and the Zoning and Subdivision Ordinance.

OUTLINE FOR IMPLEMENTATION OF THE HOUSING ELEMENT

The major objective of the Housing Element is the provision of adequate housing, living environment and related services to all economic, racial and ethnic segments of the population of Lake County. To achieve this objective, the Housing Element must realize the following goals:

- A. Formulate more specific Housing Goals;
- B. Inventory all possible programs and methods of solution for the correction of housing problems;
- C. Analyze precisely and comprehensively the nature and location of Housing Problems identified in the field surveys;
- D. Study in detail those areas with potential for concentrations of problems related to Housing, whether physical or social, and those areas in which housing problems and conditions are unique..
- E. Identify social considerations, particularly those social groups with special housing problems and needs in addition to financial, giving attention to family size;
- F. Prioritize problems; identify their relationship to other social, economic and educational problems, and identify the responsibility for solution;
- G. Project future needs;
- H. Standardize in an acceptable manner terms such as "sub-standard", etc., for the purpose of maximizing coordination between the County and the City and within County departments;
- I. Review all public codes, policies and ordinances and make recommendations to the appropriate agencies concerning those items which appear to present a conflict;

J. Encourage the public, as individuals and organizations, to participate in the formation of project goals, program proposals and implementation of solutions;

K. Propose feasible programs for correction and prevention of housing problems;

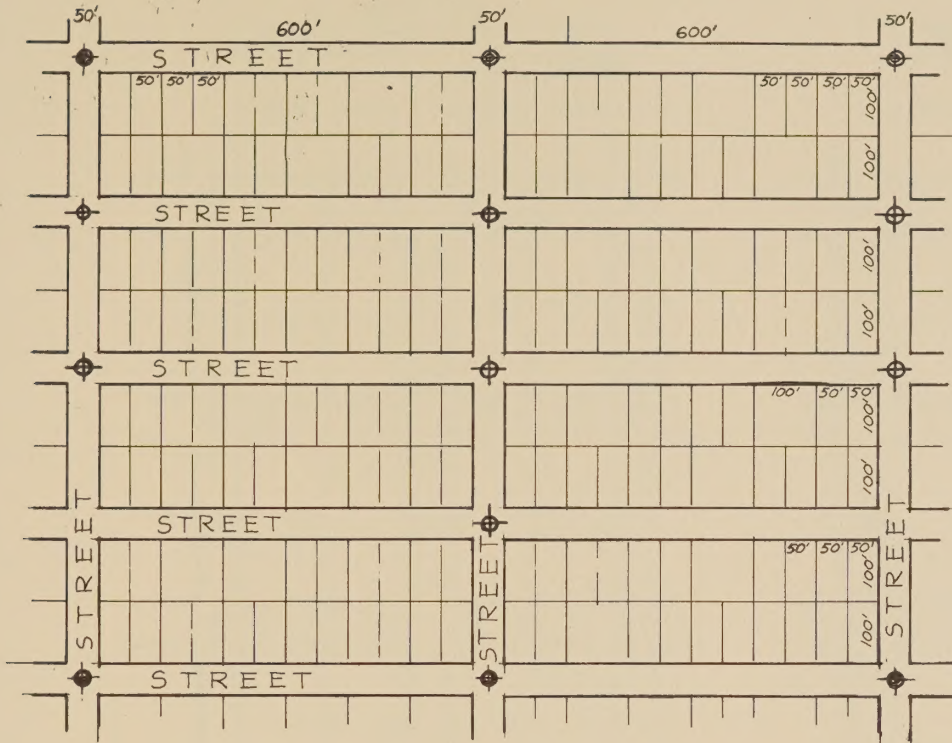
L. Actively participate in the implementation of programs;

M. Propose a feasible program for the updating and re-evaluation of the Housing Element and for the detection and prevention of future problems relating to housing.

APPENDIX

TYPICAL EXISTING SUBDIVISION (192 LOTS, BASED ON MINIMUM 5000 sq.ft. LOT SIZE)

EXHIBIT-1

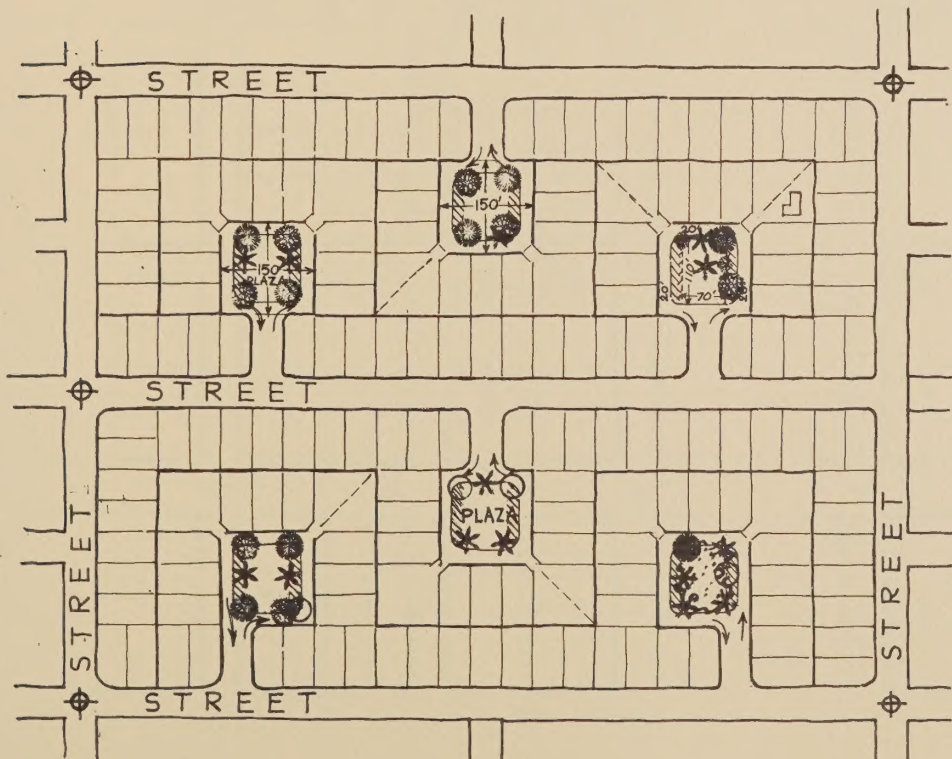


DATA

	AREA sq.ft.	%
1. 192 LOTS of 5000 sq.ft.	1,105,000	76.5
2. STREET LENGTH 6,800 L.F. x 50'	340,000	23.5
3. OPEN SPACE	0	0
TOTAL	1,445,000	100

INNOVATIVE SUBDIVISION (SAME SIZE AND NUMBER OF LOTS AS IN EXHIBIT -1)

EXHIBIT-2



DATA

	sq.ft.	%
1. 192 LOTS of 5000 sq.ft.	1,105,000	76.5
2. STREET LGTH=4,100 L.F. x 50'	205,000	14.2
3. OPEN SPACE (PLAZAS)	135,000	9.3
TOTAL	1,445,000	100

ADVANTAGES:

1. REDUCTION OF STREET INTERSECTIONS FROM 15 TO 5. (BY 67%)
2. REDUCTION OF STREETS (PAVEMENT AND THEIR LENGTH) BY 40%
3. REDUCTION OF ALL UTILITY LINES BY 30%
4. GAIN IN RECREATION OPEN SPACE AND OFF-STREET PARKING
5. IMPROVE ESTHETICS OF SUBDIVISION.
6. SUBSTANTIAL REDUCTION OF DEVELOPMENT COST (INCLUDING UTILITIES)

EXHIBIT-3

(EXISTING CONDITIONS)

DATA:

1. SUBDIVIDED LAND	66.5%
2. STREETS	33.5%
TOTAL	100.0%

3. N° OF 4-WAY INTERSECTIONS = 24

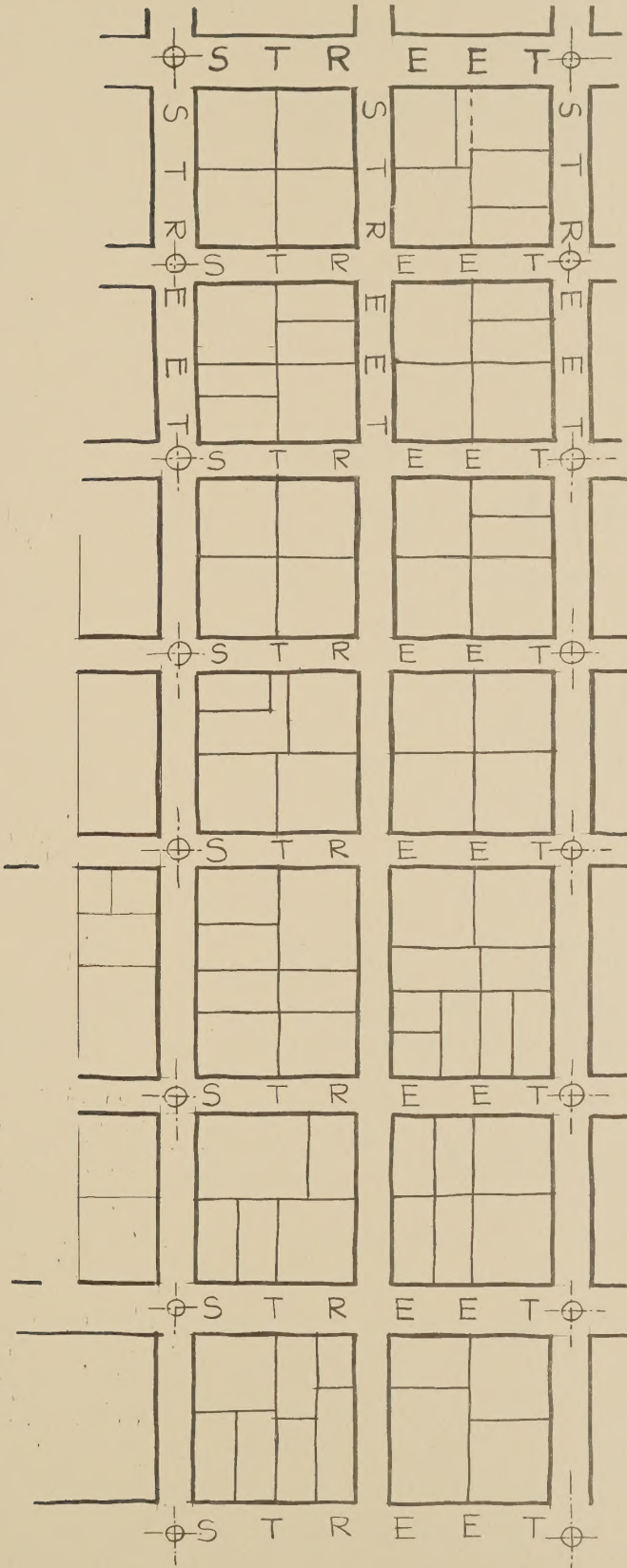


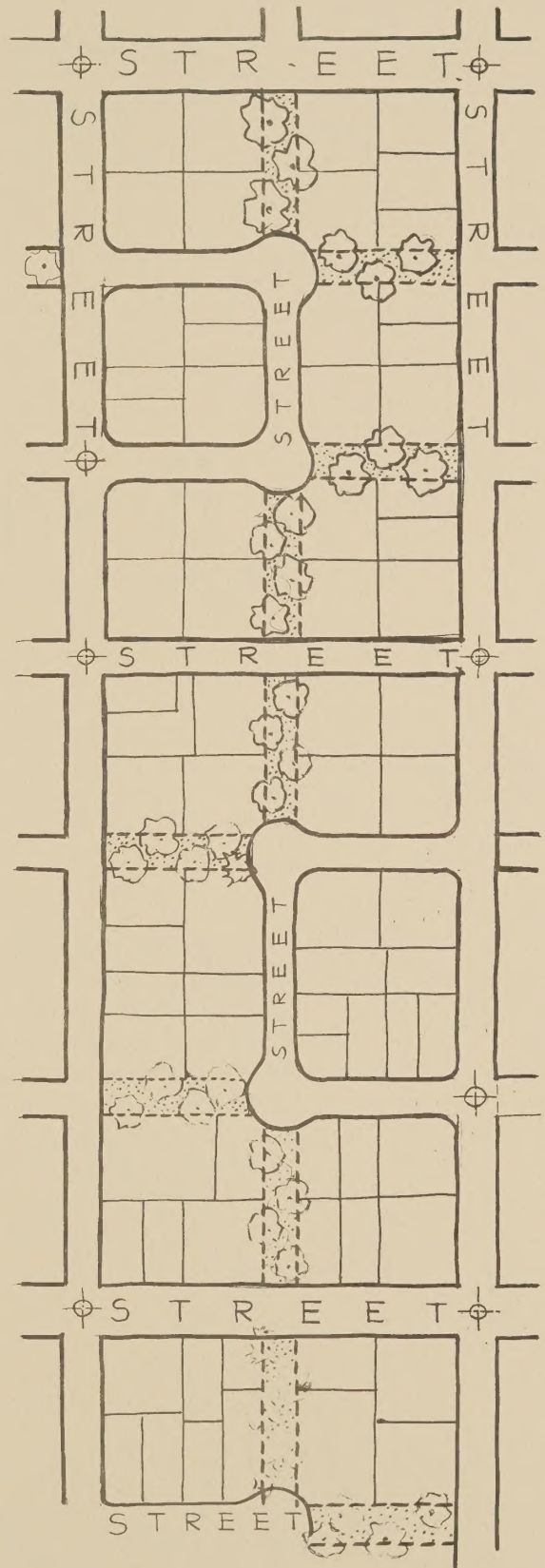
EXHIBIT-4

(IMPROVED PLAN)

DATA:

1. SUBDIVIDED LAND	76.5% (INCREASE BY 10%)
2. STREETS	23.5% (REDUCTION BY 10%)
TOTAL	100.0%

3. N° OF 4-WAY INTERSECTIONS = 8



SUMMARY OF FEDERAL AID FOR HOUSING
AND HOUSING RELATED PROJECTS

FARMERS HOME ADMINISTRATION PROGRAMS

DEPARTMENT OF AGRICULTURE

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Please Note: Though this listing presents Federal programs as of April, 1970, programs are continuously subject to revisions from both legislative and appropriations activities. For the current status of any program, contact your local or regional office of the Farmer's Home Administration, or of the Department of Housing and Urban Development (HUD), (FHA).

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FARMERS HOME ADMINISTRATION PROGRAMS

DEPARTMENT OF AGRICULTURE

FARM LABOR HOUSING - Migrant Housing

This program provides insured loans and grants to finance construction of rental housing for domestic farm laborers. Loans may be made to farmowners, associations of farmers, State or political subdivisions, or nonprofit organizations. Grants may be made to a State or political subdivision or a broadly-based nonprofit organization that will provide labor housing as a community service. Occupants must be citizens of the United States who receive a substantial portion of their income as farm laborers.

Loan funds and grant funds may be used to construct, improve, or repair farm labor housing, including facilities for kitchens, dining halls, and appropriate health and recreational facilities. In addition, funds may be used to develop water, sewage disposal, heat, and light systems needed for the housing and other facilities. Funds may also be used to buy land on which labor housing projects will be located.

The interest rate on the loans is five per cent per year on the unpaid principal. The maximum term is 33 years.

RENTAL AND COOPERATIVE HOUSING FOR RURAL PEOPLE

This program provides loans for rental and cooperative housing in rural areas for low and moderate income families and senior citizens. Interest rates and repayment terms vary with the type of loan made.

Loans can be used to construct, purchase, improve, or repair rental or cooperative housing. Housing may consist of apartment buildings, duplex units, or individual detached houses. Funds may also be used to provide recreational and service facilities appropriate for the dwellings and to buy and improve the land on which the buildings are located.

Loans may not be made for nursing, special care, or institutional type homes.

RURAL HOUSING LOANS

This program provides loans to low-income farmers and residents in rural areas and communities with populations up to 5,500. There are special interest supplement payment provisions for low-income families that can bring interest rates down to as low as one per cent. Loans can be used:

- For constructing, improving or repairing rural homes, farm service buildings, and related facilities, which may include water for farmstead and household use.
- To buy buildings and building sites.
- To finance self-help housing projects for low-income families.
- To repair homes damaged by natural disaster.
- To finance homes for senior citizens.

Maximum repayment term is 33 years. Interest rates vary.

Applicants must: (1) be unable to finance improvements themselves and be unable to obtain reasonable credit terms elsewhere; (2) be U. S. citizens of legal age and good reputation; and (3) lack decent, safe, and sanitary housing or essential farm service buildings.

RURAL SELF-HELP HOUSING LOANS

This program is designed to enable low-income rural families to build adequate housing even though their income is not sufficient to finance construction by customary methods. Families who will occupy the dwellings perform most of the construction work under the supervision of an expert. Each family in the group agrees to work an agreed-upon number of hours to complete all the houses in the group. Materials may be purchased on a group basis for economy.

Loan funds are used to buy material and to pay for any contracted skilled labor which the participating families are unable to perform. Loans also may be used to purchase building sites.

The Farmers Home Administration will assist in providing plans for the homes, advise on assistance available from other public bodies, and conduct preconstruction meetings instructing in the self-help concept.

Small groups of from six to ten families may make application for self-help housing loans. An application from each participating family is accepted and processed on an individual basis. Each family must be able to repay the loan for the cash cost of the house. The family labor normally amounts to one-third or more of the total value of the finished home.

WATER AND WASTE DISPOSAL SYSTEMS FOR RURAL COMMUNITIES

Loans and grants are made to public and non-profit organizations primarily serving rural residents to plan and develop domestic water supply and waste disposal systems in rural areas. When needed to reduce users charges, applicants may obtain development grants up to 50 per cent of the development cost of a water or waste disposal system.

Comprehensive planning grant funds may be used for: Technical and professional services; salaries of technical, professional, and clerical assistants employed specifically to work on the plan, pertinent administrative costs, and necessary test wells and soil and water investigation.

Public or quasipublic bodies and non-profit corporations serving residents of open country and rural towns and villages up to 5,500 population not part of an urban area are eligible when:

1. They are unable to obtain needed credit elsewhere at reasonable rates and terms.
2. They have the legal capacity to borrow and repay money; to pledge security for loans, and to operate the facility or services installed under the loan.
3. They are financially sound and effectively organized and managed.
4. The proposed improvements will primarily serve farmers, ranchers, farm tenants, farm laborers, and other rural residents.

Farmers Home Administration Department of Agriculture.

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

HOME IMPROVEMENT LOANS - Title I

This program provides for insurance by the Federal Housing Administration of loans of up to \$5,000 to alter, repair and improve residential and non-residential properties and loans of up to \$15,000 (not to exceed \$2,500 for each dwelling unit) to alter, repair, improve, or convert existing structures used or to be used as dwellings for two or more families. The loan term in both instances may not exceed seven years.

A person who either owns the property to be improved, is buying it under contract, or holds it under a lease good for 6 months beyond the date the loan will mature is eligible. The borrower must have enough income to make the regular payments on the loan.

Application for the loan may be made to any commercial lender participating in this FHA loan-insurance program.

CODE ENFORCEMENT GRANTS

This program provides financial assistance to cities and counties to carry out 3-year concentrated code enforcement projects in appropriately selected areas where at least 20 per cent of the buildings have code violations. Grants are provided for up to 2/3 of eligible costs-3/4 for communities 50,000 or under in population for the planning and execution of the code enforcement program and the provision of certain street improvements. In addition to technical assistance, financial assistance in the form of direct 3 per cent interest loans and grants of up to \$3,000 are available to eligible area residents. All eligible relocation costs for persons displaced as a result of the code enforcement are provided.

COMMUNITY RENEWAL PROGRAM - CRP

This program provides grants to eligible cities and counties to assist in preparing a countywide renewal strategy covering the full range of renewal actions required to meet a locality's needs. This includes rehabilitation, code enforcement, redevelopment, neighborhood development programs, capital improvements, social action, anti-poverty programs, etc.

Grants may not exceed 2/3 of the cost of preparing, completing, or revising the Community Renewal Program. The community is responsible for remaining costs, which can be provided in each or in performance approved work.

HOME MORTGAGE INSURANCE - 203

This program provides insured mortgage financing for the construction, purchase, or repair and rehabilitation of one-to-four family homes. It is designed to help families undertake home ownership on a sound basis.

The maximum mortgage amount for a single-family owner-occupied home is \$30,000. Mortgages on non-owner-occupied dwellings are limited to 80% of the maximum for owner-occupied homes. Insurance for properties which meet only the FHA low-cost housing standards, as in the case of rural area homes, is limited to \$13,500.

Any person having sufficient resources to make a three percent or greater downpayment and successfully meet the terms of the mortgage or any individual whose home (owned or rented) has been destroyed by a natural disaster (for a 100 percent loan) is eligible.

HOUSING REHABILITATION GRANTS

This program provides grants to individuals or families who own and occupy residences in neighborhood development, urban renewal, and code enforcement areas and areas certified by the locality to become such areas. The grants will cover the cost of repairs and improvements necessary to make the property conform to applicable codes or other requirements of the plan for the area.

Payments do not exceed the lesser of the actual cost of repairs or \$3,000 for applicants whose incomes do not exceed \$3,000 per year.

Owner-occupants of one to four-dwelling unit properties located in federally assisted project areas described above are eligible. Application for grant is to be made to the public agency administering the local program.

HOUSING REHABILITATION LOANS - 312

This program provides loans to assist rehabilitation in existing and in future urban renewal and code enforcement areas as certified by the locality.

Owners of property in urban renewal or concentrated code enforcement areas and business tenants of such property whose leases have at least as long to run as the terms of the loan are eligible.

INTEREST SUPPLEMENTS ON MORTGAGES FOR HOME OWNERSHIP FOR LOWER INCOME FAMILIES -235

This program provides mortgage insurance to assist lower-income families in acquiring a home or membership in a cooperative housing project. Assistance is in the form of monthly payments by HUD to the mortgagee to reduce interest costs on a market-rate home mortgage insured by FHA to as low as one percent if the homeowner cannot afford the mortgage payment at twenty percent of income. Amounts of subsidies will vary according to the income of each homeowner and the total amount of the mortgage payment at the market rate of interest. Family income and mortgage limits are established for eligibility in each locality. Assistance may be provided for new or substantially rehabilitated homes, although exceptions will be made in a limited number of cases.

Homeowners owning a dwelling financed under either Section 235 (i) which meets the basic requirements as to mortgage amount and other requirements of Sec. 221(d) (2) or Sec. 234(c) or under Section 237, or members of a cooperative association operating a housing project financed under Section 213 are eligible.

INTEREST SUPPLEMENTS ON MORTGAGES FOR RENTAL HOUSING FOR LOWER INCOME FAMILIES-236

This program provides assistance to lower income families by lowering costs on certain rental and cooperative housing. The assistance is provided in the form of monthly payments to the mortgagee on behalf of the mortgagor of a part of the interest on a market rate project mortgage insured by FHA. Interest reduction payments may also be made on a rental or cooperative housing project owned by a private, non-profit limited dividend, or cooperative entity which is financed under a State or local program providing assistance through loans, loan insurance or tax abatements.

The periodic interest reduction in payments reduces payments on the project mortgage from an amount required for principal, interest, and mortgage insurance premium on a market rate mortgage to an amount that would be required for principal and interest if the mortgage bore an interest rate of one percent. The purpose of the payments is to bring the monthly rental charges down to a level which lower income families can afford (25 percent of the tenant's adjusted monthly income).

Nonprofit, limited dividend and cooperative entities may apply for mortgage insurance and interest reduction payments.

LOW AND MODERATE INCOME HOUSING-FINANCIAL ASSISTANCE FOR NON-PROFIT SPONSORS

This program provides loans to stimulate prospective non-profit sponsors of low and moderate income housing to develop sound housing projects efficiently. It is designed to provide strong non-profit groups with the financial resources required to establish identifiable low and moderate income housing projects.

Eighty percent interest-free loans covering certain preconstruction costs may be used to plan and obtain financing for a proposed project. The loans are repayable when the permanent mortgage proceeds become available, as the costs they cover are generally included in the final mortgage financing.

LOW RENT PUBLIC HOUSING-turnkey

This program provides loans and annual contributions which permit public agencies to provide decent, safe and sanitary housing for low income families at rents they can afford. Local housing authorities rent to low income families dwelling units provided by construction, rehabilitation of existing structures, purchase from private developers or builders (the Turnkey method), and by lease from private owners.

There are special provisions for people of limited incomes who are displaced by urban renewal, highway construction, government actions, natural disasters, and for the elderly, the handicapped and American Indians.

LOW RENT PUBLIC HOUSING-LEASING Leased Housing or Rent Certificate Programs

This program provides annual contributions to authorized public agencies to work with real estate agencies, owners, and developers to provide housing for low-income families.

Local authorities lease dwellings from private owners and make them available to low-income families at rents they can afford. Local authorities are also authorized to purchase a structure containing leased units and resell it to the tenants on terms which they can manage without undue financial hardship.

LOW RENT PUBLIC HOUSING-MODERNIZATION OF PROJECTS

This program provides loans and annual contributions to bring existing public housing projects up to present day physical standards, and to involve tenants in all aspects of management including planning and implementing modernization programs, determining management policies and practices, expanding services and facilities, and providing employment opportunities. Priority is given to serious problem localities.

MAJOR HOME IMPROVEMENT-203(b)

Major home improvements may be financed with loans insured by the Federal Housing Administration under several different programs.

A home mortgage on one to four family dwellings can be refinanced with a new Section 203(b) mortgage in an amount sufficient to pay off outstanding mortgages and finance improvements. Such mortgages include special terms for veterans.

Loans of up to \$10,000 per family unit (\$14,500 in high cost areas) with terms up to 20 years are insured by FHA under Section 203k for improving or rehabilitating one to four-family homes located inside or outside urban renewal areas. Similar loans may be insured under Section 220h on one to eleven-family units in urban renewal areas.

MODEL CITIES

This program provides supplemental financial and technical assistance to enable cities to improve the quality of their physical and social environment. Cities are required to utilize and coordinate existing Federal grant-in-aid programs, state, local, and private resources, and to involve neighborhood residents in planning and executing comprehensive five-year plans.

The program authorized the Department of Housing and Urban Development to pay (1) eighty percent of the costs of planning and developing comprehensive city demonstration programs; (2) eighty percent of the cost of administering the approved programs, but not the cost of administering any project or activity assisted under a Federal grant-in-aid program; and (3) the costs of projects and activities included in the approved programs, not to exceed eighty percent of the aggregate amount of non-Federal contributions otherwise required to be made to all projects or activities assisted by Federal grant-in-aid programs which are undertaken in connection with such demonstration programs.

MORTGAGE INSURANCE FOR ARMED SERVICES HOUSING-IMPACTED AREAS-810

This program provides two types of mortgage insurance involving housing for the Armed Forces in impacted areas:

1. Mortgage insurance for builders to construct multi-family rental housing of not less than eight units, and of detached, semi-detached, and rowhousing for rental and eventual individual sales to military, or essential civilian personnel of the Armed Services, NASA, AEC, or employees of contractors thereof (810 f and g).

2. Individual mortgage insurance for detached, semi-detached, or rowhousing released from projects insured under Section 810 f and g, described above, for individual ownership by military or essential civilian personnel of the Armed Forces, NASA, AEC, or employees of contractors thereof (810h).

MORTGAGE INSURANCE FOR ARMED SERVICES HOUSING-CIVILIAN EMPLOYEES-809

This program provides mortgage insurance to finance the construction or purchase of owner-occupied one-to-four family housing for civilian employees of the Department of Defense, NASA or AEC, or their contractors. The housing must be located at or near research or development installations.

Maximum mortgage amounts:

\$30,000-1 family

\$32,500-2 or 3 family

\$37,500-4 family

MORTGAGE INSURANCE FOR ASSISTANCE TO SPECIAL CREDIT RISK FAMILIES-237

This program provides mortgage insurance to finance home ownership for certain families of low and moderate income who cannot qualify for insurance under normal standards because of their poor credit history. The program also provides debt management and related family counseling for low and moderate income families seeking to achieve home ownership. Because this is currently an experimental new program credit assistance family counseling services will be offered in a series of pilot projects throughout the country. The program will be expanded as rapidly as possible.

MORTGAGE INSURANCE FOR CONDOMINIUM HOUSING-234

This program enables persons to reside in multi-family projects on an ownership, rather than a rental basis. In condominium ownership a person owns separately one or more single dwelling units in a multi-unit project and has an undivided interest with the owners of the other units in common areas and facilities serving the project.

This mortgage insurance section provides long-term mortgage financing for purchase of an individual family unit in a project. It also enables financing for construction or rehabilitation of a housing project by a sponsor who intends subsequently to sell individual units on a condominium basis.

MORTGAGE INSURANCE FOR COOPERATIVE HOUSING-213

This program provides insurance of long-term mortgage loans used to finance projects that will be owned by, and provide housing for, members of non-profit cooperative corporations. The financing can be used in several ways: For construction of a project; acquisition and/or rehabilitation of an existing project by the cooperative corporation; to improve and repair a project already owned by the cooperative corporation and to finance the resale of individual memberships; in the case of individual family dwellings, to construct dwellings that will be sold to individual members and to provide mortgage financing for individual members purchasing units in such projects; and to construct or rehabilitate a project that the sponsor intends to sell to a non-profit cooperative.

The program is intended to serve a broad cross-section of the housing market, and its administration recognizes variations in the needs of different types of families in central and suburban areas.

To be eligible, a cooperative housing project must consist of not less than five units. The property may be located in any area approved by the FHA when a need for such housing is demonstrated by the market.

MORTGAGE INSURANCE FOR EXPERIMENTAL HOUSING-233

This program provides mortgage insurance on individual homes and multi-family properties that incorporate new or untried construction concepts intended to reduce housing costs, raise living standards and improve neighborhood design.

It is designed to speed the development of new concepts by reducing the risks involved in underwriting mortgages on housing incorporating experimental materials, designs and techniques.

Interested sponsors able to prove that the property which is proposed is an acceptable risk for testing advance housing design or experimental property standards are eligible.

MORTGAGE INSURANCE FOR LAND DEVELOPMENT AND NEW COMMUNITIES-Title X

This program provides financing for land acquisition and development costs for large subdivisions and complete new communities and for the implementation of sound planning concepts in their development. Proceeds of mortgages insured under this program may be used to finance land acquisition, water and sewer lines, streets and lighting, and other installations needed for residential communities. Non-residential buildings (commercial, school, etc.) are not included, except for water supply and sewage disposal installations, club-houses, parking garages, etc., owned and maintained jointly by property owners.

Land development must meet statutory and FHA requirements and receive all governmental approvals required by State or local law or by the Department of Housing and Urban Development. Land development project mortgages, except those covering New Communities or sewer and water systems, are limited to terms not exceeding 10 years.

Prospective mortgagors, subject to the approval of the Federal Housing Commissioner are eligible. Public bodies are not eligible.

Eligibility as a "new community" requires specific findings of substantial contribution to the sound economic growth of the area and approval of the local governing bodies and the Governor of the State (unless the locality holds State-delegated powers of self-government).

MORTGAGE INSURANCE FOR LOW AND MODERATE INCOME HOUSING-MARKET RATE-221MR

This program provides mortgage insurance to aid in financing the construction of detached, semi-detached, row, walkup, or elevator-type rental housing for low-or moderate-income families, persons 62 or older, or handicapped persons. There must be a minimum of 5 units. Priority in occupancy is assigned persons displaced by urban renewal or other governmental action. There are no family income limitations on eligibility for occupancy.

Private profit-motivated mortgagors are eligible.

Application is made through a commercial lending institution following a pre-application conference with the local insuring office.

MORTGAGE INSURANCE FOR MODERATE INCOME HOMES-221-(d) (2)

This program provides insured mortgage financing for construction, purchase, or rehabilitation of single-family homes and one-to-four unit rental projects, at the market interest rate, for low-and moderate-income families.

Advantageous financing terms for home purchase are available to families who are displaced by urban renewal, or other governmental action.

All families are eligible, subject to income and credit qualifications. Displaced families qualify for special terms.

Application is made to a lending institution approved by FHA as a mortgagee. Certification of eligibility as a displaced family is by the appropriate local government agency.

MORTGAGE INSURANCE FOR MULTI-FAMILY RENTAL HOUSING-207

This program provides mortgage insurance and long-term mortgage financing for the construction or rehabilitation of rental housing. It is designed to serve a broad cross section of the rental housing market by facilitating the provision of rental accommodations suitably designed to provide (1) adequate space for family living at reasonable rents, and (2) appropriate facilities for different types of families those with or without children or those located in urban or suburban areas.

Investors, builders, developers, and others who meet FHA requirements for mortgagors are eligible. Mortgage insurance provided under Section 207 can apply only to properties located in an area (1) approved by FHA for rental housing, and (2) where the need for such housing is demonstrated by market conditions.

MORTGAGE INSURANCE FOR PURCHASE OF FEE SIMPLE TITLE-340

This program provides insured mortgage financing for purchase of fee-simple title by a homeowner who has only a leasehold interest in the land on which his home is located. Mortgages up to \$10,000 for a period of 20 years are allowable.

Homeowners subject to a leasehold who can meet income and credit qualifications are eligible.

MORTGAGE INSURANCE IN OLDER, DECLINING NEIGHBORHOODS

FHA has the authority, not a program, to insure financing of housing in older, declining neighborhoods. The agency will waive normal economic soundness requirements and economic life requirements in such areas and base decisions on mortgage insurance applications on individual merit and the need for housing for low and moderate income families in declining areas.

No neighborhood will be declared off limits for FHA-financing solely on the basis of its being an older neighborhood.

Homeowners or project owners who would qualify under the section of the Act under which he is seeking insurance may qualify for the waiver of certain eligibility requirements. Application is made through an FHA approved mortgagee.

MORTGAGE INSURANCE FOR SENIOR CITIZENS HOUSING-231

This program provides mortgage insurance to profit and nonprofit sponsors of new or rehabilitated rental housing projects specifically designed for occupancy by the elderly (62 years or over) or the handicapped. The mortgages may be repaid over a period not exceeding 40 years and may either finance up to 100 percent of the replacement cost or rehabilitated value in the case of nonprofit projects, or finance up to ninety percent in the case of profit-motivated projects. A project must have at least eight dwelling units.

Nonprofit or profit-motivated sponsors are eligible. Application is made through a lending institution approved by FHA as an eligible mortgagee.

MORTGAGE INSURANCE FOR SERVICEMEN'S HOUSING-222

This program provides insured mortgage financing for the purchase of proposed or existing single-family housing by mortgagors certified as eligible by the Secretary of Defense or the Secretary of Transportation. The Program cannot be used to refinance mortgages executed or assumed by servicemen, but a mortgage insured under another section of the National Housing Act may be transferred to Section 222 when it is assumed by an eligible serviceman. When a mortgage given by an eligible serviceman is insured under Section 222, the FHA mortgage insurance premium is paid by his service branch while he remains on duty or, if he dies on active duty, for two years after his death or until his widow disposes of the property, whichever is sooner.

MORTGAGE INSURANCE FOR URBAN RENEWAL HOUSING-220

This program provides mortgage insurance for new or rehabilitated homes or multi-family structures located in designated urban renewal areas and areas with concentrated programs of code enforcement and neighborhood improvement. The program is designed to assist in the elimination of slums and blight and in preventing properties from deteriorating. Loans may be used to aid in financing improvements that will enhance and preserve salvable homes and apartments in designated urban renewal areas. These are supplemental loans that do not require refinancing of any outstanding indebtedness.

Mortgage insurance, provided under Sections 220 and 220(h) is available only for properties located in (1) urban renewal areas where the Secretary of Housing and Urban Development has certified to the FHA that the city has the legal authority and financial capacity to carry out an approved urban renewal plan or (2) an area in which a program of concentrated code enforcement activities is being carried out pursuant to Section 117 of the Housing Act of 1949 as amended.

Investors, builders, developers, individual home owners, and apartment owners are eligible.

MULTIFAMILY HOUSING PROJECTS-SUPPLEMENTAL LOANS

This program provides insurance of supplemental loans to finance alteration, repair, additions, or improvements on any multi-family project insured under any section of the National Housing Act. Loan proceeds may be used to finance the purchase of equipment for the operation of a nursing home or group practice facility.

Owners of a multifamily project subject to a mortgage insured by FHA are eligible.

NEIGHBORHOOD DEVELOPMENT PROGRAM

This program provides a new method of undertaking urban renewal plans and activities, a contract for a loan or capital grant for the annual increment of a renewal program could cover activities in several contiguous or noncontiguous areas.

Funding on a 2/3 basis (population over 50,000) and 3/4 basis (population under 50,000) is based on the amount of loan and grant funds needed over a 12-month period in each urban renewal area contained in the community's program. Funding is on a 3/4 basis in areas irrespective of population, designated as economic development areas by the Economic Development Administration.

The program permits broad, flexible plans specifying major land uses, density of development and the public facilities needed with no real lag between the decision that an area is in serious physical condition and the beginning of actual activities to correct these conditions.

Cities, other municipalities, and counties are eligible. The locality must have a currently certified Workable Program for Community Improvement.

NEIGHBORHOOD FACILITIES

This program provides grants to aid in the construction and/or rehabilitation of multi-service neighborhood centers which offer a wide range of community services.

Grants may cover two-thirds of the development cost or seventy-five percent in areas designated for redevelopment under Section 401, Public Works and Economic Development Act 1965.

Facilities must create, extend, or improve existing health, welfare, social, educational, cultural, and recreational services in the neighborhood. The facility must be (1) needed to carry out a program of community service (including a Community Act Program under Title II, Economic Opportunity Act, 1964) in the area, (2) consistent with comprehensive planning for the area, and (3) accessible to a significant proportion of the area's low-or moderate-income residents.

Local public bodies, agencies, or Indian tribes possessing authority under state or local law are eligible. These groups may contract projects to nonprofit organizations with appropriate legal, financial, and technical capability. Application is made to the HUD regional office serving the area.

RENT SUPPLEMENTS

This program, designed to make decent housing available to low-income individuals and families, provides Federal rent supplement payments to owners of certain private housing projects. The rent supplement payment amounts to the difference between at least 25% of the tenant's income and the fair market rent for the unit. The supplement cannot exceed 70% of the fair market rent for the unit. As the tenant's income changes the rent supplement is increased or decreased accordingly. If the tenant's income rises to the point where he can pay full rent he may continue living in the same unit without a supplement.

Tenants eligible for rent supplement are those whose incomes do not exceed the maximum established in the area for initial occupancy of low-rent public housing. In addition, they must qualify in one of the following ways: Be elderly or handicapped (or have an elderly or handicapped wife or husband); be displaced by governmental action; be occupants of substandard housing; be present or former occupants of dwellings damaged or destroyed by a natural disaster occurring since April 1, 1965.

Housing owners eligible for contracts to receive rent supplements are nonprofit, cooperative, or limited-dividend organizations.

RELOCATION ASSISTANCE AND PAYMENTS

Relocation assistance and payments are provided for families, individuals, and business concerns to ease the impact of displacement caused by all HUD-assisted programs. The assistance is available in the form of help in finding standard relocation housing and in the re-establishment of business concerns in new locations.

Relocation payments up to \$200 are available to individuals and families to cover moving expenses, including storage costs, and direct loss of personal property. An additional relocation payment of up to \$500 per year for a two-year period may be made to families, and elderly or handicapped individuals, who are unable to secure certain types of Federally assisted housing.

Business concerns and non-profit organizations may receive relocation payments up to \$3,000 for combined moving expenses and direct loss of property. If moving expenses, including storage costs, exceed \$3,000, reimbursement may be made for actual approved moving expenses up to a maximum of \$25,000, exclusive of a payment for direct loss of property. Certain small business concerns may also be eligible for a Small Business Displacement payment of \$2,500. Loans and managerial and technical assistance are made available through the Small Business Administration.

Individuals, families, business concerns, and non-profit organizations displaced by a HUD-assisted program are eligible.

SENIOR CITIZENS HOUSING-202

This program provides low-interest, long-term loans for new and rehabilitated rental housing, dining facilities, community rooms, and workshops for the elderly (62 years and older) and the handicapped.

Loans may cover one hundred percent of the total eligible development costs of a major project (including costs of land and site improvements, construction, built-in equipment, and architectural, legal, advisory, and other fees). Loans can be repaid over a period of up to 50 years. The current interest rate is three percent per annum. Temporary financing during construction may be obtained from the Federal Government if needed.

In general, the projects are for those over 62 or the handicapped whose incomes are within official income limits established for the area by HUD. A member of the family under age 62 may reside with the elderly or handicapped persons if it is necessary to provide physical care or economic support.

Private non-profit and limited dividend corporations, consumer cooperatives, and public agencies (except local housing authorities receiving financial assistance from the U.S. Government exclusively under the U.S. Housing Act of 1937) are eligible. Applicants must show that they cannot obtain the necessary funds from sources on terms and conditions equally as favorable as those under this program. Project occupancy criteria of applicant groups must be approved by HUD.

SURPLUS LAND FOR COMMUNITY DEVELOPMENT

This program provides a national demonstration designed to create complete new communities and neighborhoods on surplus Federal land in urban areas as well as surplus lands available under State and local government jurisdictions. The program utilizes established Federal programs, and is intended to demonstrate a joint public-private capability to create total new communities and neighborhoods rather than simply more housing projects or residential subdivisions. Such communities will offer housing, as well as a full range of education, recreation, parks, shopping, religious facilities, and public services to citizens of various income levels and racial backgrounds.

The program is intended to develop the highest quality in planning, urban design, architecture, and total environment for the new communities. Special emphasis is placed on encouraging new and more efficient methods of land development, housing construction, and provision of community facilities through the practical application of new systems and technologies.

City, County, and State governments may apply.

URBAN BEAUTIFICATION AND IMPROVEMENT

This program provides grants to expand community activities in the beautification and improvement of publicly owned and controlled land in urban areas.

A grant may equal up to fifty percent of the amount by which the applicant's expenditures in the current year for beautification and improvement activities exceed its usual annual expenditures for such activities.

Grants may be used for park and recreational upgrading and development, improvement of waterfronts, streetways, and squares, and the beautification and improvement of other public places. All activities must provide long-term benefits.

URBAN RENEWAL PROJECTS-Title I

This program provides grants, planning advances, and temporary loans to eliminate blight in urban areas through surveys and planning, land acquisition and clearing, rehabilitation of existing structures, new building construction, and the installation of public improvements including streets and sidewalks, utilities, incidental recreational areas, flood protection, and the preservation of historic structures.

A Federal grant on a 2/3 basis (population over 50,000) or 3/4 basis (population under 50,000) for areas, regardless of population which have been designated as economic development areas by the Department of Commerce is determined by the amount of funds needed over a 12-month period to carry out activities in the urban renewal areas contained in the community's program.

Local public agencies-which can be a local renewal agency or housing authority, or a local department of government-depending upon State enabling legislation, are eligible. The local governing body must enact a resolution approving the urban renewal project. The locality must adopt a workable program for community improvement, certified by the Secretary of the Department of Housing and Urban Development.

WORKABLE PROGRAM FOR COMMUNITY IMPROVEMENT-Workable Program

A Workable Program for Community Improvement is a prerequisite for the following Federal aids: urban renewal, neighborhood development, concentrated code enforcement, interim assistance for blighted areas, demolition grants, community renewal programs, rehabilitation loans and grants in assisted areas, low rent public housing, FHA mortgage insurance under Section 220 and 221 (d) (3) and rent supplements under Section 221 (d) (3).

Essential elements of a Workable Program are codes and codes enforcement, planning and programing, housing and relocation, and citizen involvement.

Workable Program certifications and recertifications are for two years and are based on a showing by the community that it is effectively using its resources to eliminate and prevent slums and blight.

Communities interested in obtaining Federal aids for which a Workable Program is a prerequisite, may request an application form (HUD-1081).

The following listing of Housing Related Assistance was abstracted from the April 1970, Catalog of Federal Domestic Assistance.

The catalog has been updated through July 1970 and represents the most current listing of Federal Programs.

Final copies of the "Housing Element" will include an updated listing of federal aid programs as of the time of publication. This listing may be used as a guide and reference until final publication.

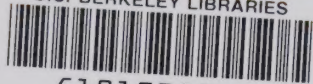
Farmers Home Administration, Department of Agriculture

Farm Labor Housing Loans and Grants-(Labor Housing).
Mutual and Self-Help Housing Loans-(Section 523)
Rural Rental Housing Loans
Water and Waste Disposal System for Rural Communities.

Department of Housing and Urban Development

Housing Loans-Rental Housing for Elderly and the Handicapped(202)
Interest Reduction Payments-Rental and Cooperative Housing for
Lower Income Families-(236)
Interest Subsidy-Homes for Lower Income Families-(235)(i).
Mortgage Insurance-Construction or Rehabilitation of Condominium
Projects-(234)(d)
Mortgage Insurance-Homes-(203)(b)
Mortgage Insurance-Homes for Low and Moderate Income Families-
(221)(d)(2)
Mortgage Insurance-Homes In Urban Renewal Areas-(220 Homes)
Mortgage Insurance-Housing In Older Declining Areas-(223)(e)
Mortgage Insurance-Investor Sponsored Cooperative Housing-
(213-Investor Sponsored)
Mortgage Insurance Land Development and New Communities-(Title X)
Mortgage Insurance-Purchase by Homeowners of Fee Simple Title
from Lessors-(240)
Mortgage Insurance-Purchase of Units in Condominiums-(234)(c)
Mortgage Insurance-Rental Housing-(207)
Mortgage Insurance-Rental Housing for Low and Moderate Income
Families, Market Interest Rate-(221)(d)(3)(Market Rate)
Mortgage Insurance-Rental Housing for the Elderly-(231)
Mortgage Insurance-Special Credit Risks-(237)
Public Housing Leased-(Leased Housing of Rent Certificate Program)
Major Home Improvement Loan Insurance-Housing Outside Urban
Renewal Areas-(203)(k)
Supplement Loan Insurance-Multi-family Rental Housing-(241)
Neighborhood Facilities Grants
New Communities-Supplementary Grants-(New Communities)
Surplus Land for Community Development-(New Town in Town)
Urban Beautification and Improvement Grants
Workable Program for Community Improvement
Model Cities Supplementary Grants-(Model Cities)
Mortgage Insurance-Experimental Rental Housing-(233)(Multi-family)
(Experimental Housing)
Code Enforcement Grants
Community Renewal Planning Grants
Housing Rehabilitation Loans and Grants
Neighborhood Development-(NDP)
Public Housing-Modernization of Projects
Urban Renewal Projects
Relocation Assistance and Payments.

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